



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**NOVEMBER 28, 2023**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

#### **Roll Call**

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Sharon M. Quataert

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Jon Mead, Zoning Board Advisor

Maryjo Santoli, Planning & Zoning Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Decorum Policy**

#### **Announcements**



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3. Applicant: Frederick G. Geiger  
Address: 330 & 336 North Greece Road  
Mon. Co. Tax No.: 033.04-2-51, 033.04-2-52, and 033.04-2-66.11  
Zoning District: IL- Light Industrial  
Request:
- a) An area variance for a Light Industrial (IL) lot to have a lot size of 1.7 acres, instead of the 3-acre minimum lot size permitted. § 211-18B(4), Table IV
  - b) An area variance for an existing/proposed structure to have a front setback of 42-47 feet measured to the centerline of the private access drive, instead of the 110-foot setback required in such cases. § 211-18B(4), Table IV
  - c) An area variance for an existing/proposed structure to have a rear setback of 86 feet from a residential (R1-E) zoning district, instead of the 100-foot rear setback permitted. § 211-18B(4), Table IV
  - d) An area variance for a proposed structure (addition, 12,800 square feet) to have a side setback of 24.5 feet, instead of the 25-foot minimum side setback permitted. § 211-18B(4), Table IV
4. Applicant: Mark Stonegraber  
Address: 567 Denise Road  
Mon. Co. Tax No.: 060.35-2-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (shed, 10 feet by 16 feet; 160 square feet) to be located in a front yard, where such structures are only permitted in rear yards § 211-11E(3)

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5. Applicant: Timothy Cocoran  
Address: 161 Bronze Leaf Trail  
Mon. Co. Tax No.: 034.04-2-81  
Zoning District: R1-E (Single-Family Residential)  
Request: a. An area variance for a proposed in-law apartment addition to a principal structure to have an area of 741 square feet, instead of the 600 square feet permitted for such in-law suites. § 211-11B(11)(b)  
b. An area variance for a principal structure to have a side setback of 9.5 feet, instead of the 10-foot setback permitted. § 211-11D(2), Table I
6. Applicant: Quattro Development LLC  
Address: 1607 West Ridge Road  
Mon. Co. Tax No.: 074.20-3-3  
Zoning District: BR (Restricted Business)  
Request: A special use permit to operate a motor vehicle service station in a BR (Restricted Business) district. § 211-17B(3)(b)[5]

**New Business**

1. Applicant: John Watkins  
Address: 2865 Edgemere Drive  
Mon. Co. Tax No.: 026.10-1-40  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (deck, 7.5 feet by 16 feet; 120 square feet) to be located in a waterfront yard, where such structures are only permitted in a rear yard. § 211-11E(3)

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2. Applicant: Jerrod Jones  
Address: 79 McEwen Road  
Mon. Co. Tax No.: 060.75-6-8  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (deck, pressure treated wood, 136 square feet) to be located in a front yard, where such structures are only permitted in a rear yard. § 211-11E(3)
3. Applicant: James Rachow  
Address: 376 East Manitou Road  
Mon. Co. Tax No.: 033.02-2-14  
Zoning District: R1-E (Single-Family Residential)  
Request:
- a) An area variance for a barn at a private stable to be located ±130 feet from a residential dwelling on an adjoining lot, instead of the 150 foot setback required. § 211-33C(1)(b)[1][a]
  - b) An area variance for a barn at a private stable to have a side setback of 23 feet, instead of the 100 foot setback from a lot not owned by the lot owner on which the barn is located. § 211-33C(1)(b)[1][b]
4. Applicant: Kirk Wright  
Address: 3975 West Ridge Road  
Mon. Co. Tax No.: 073.01-3-44  
Zoning District: BG (General Business)  
Request: An area variance for a proposed third building-mounted sign ("Service," 1.5 feet by 6.6 feet, 9.9 square feet), instead of the 2 building-mounted signs granted by the Board of Zoning Appeals on October 19, 1999. § 211-56B(2)(a)

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5. Applicant: Brian Jacek  
Address: 5 Nicolette Circle  
Mon. Co. Tax No.: 059.03-6-69  
Zoning District: R1-E (Single-Family Residential)  
Request:
- a) An area variance for a proposed in-law suite to have an area of 700 square feet, instead of the 527 square foot maximum permitted. § 211-11B(11)(b)
  - b) An area variance for a proposed principal structure addition (in-law suite) to have a front setback of 30.6 feet, instead of the 34-foot-minimum setback (neighborhood average) permitted. § 211-11D(1), Table I
6. Applicant: David Monses  
Address: 1564 Long Pond Road  
Mon. Co. Tax No.: 089.14-1-3  
Zoning District: BP (Professional Office)  
Request: Request for relief from the Town of Greece Sprinkler Law (Local Law #2 of the Year 2016) for a proposed building addition. § 115-4

**SPECIAL ZONING TOPICS**

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, December 12, 2023**