



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

NOVEMBER 8, 2023

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present:

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Sharon M. Quataert

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

Jon Mead, Staff Advisor to the Zoning Board

Maryjo Santoli, Planning & Zoning Board Secretary

Absent

Anthony F. Wechsler

Additions, Deletions and Continuances to the Agenda

Decorum Policy

Announcements

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

Old Business

1. Applicant: Bell Atlantic Mobile Systems
Address: 448 Long Pond Road
Mon. Co. Tax No.: 034.03-4-22
Zoning District: R1-E (Single-Family Residential)
Request: a. A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (124 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. § 211-60A

b. An area variance for the use of barbed wire (236± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in § 211-53. See also § 211-60C(4)(b).

On a motion by Mr. Jensen and seconded by Mr. Hartwig, it was resolved to continue the public hearing on this application until the meeting of November 28, 2023.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Continued Until
The meeting of November 28, 2023**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

2. Applicant: Jennifer McHush
Address: 464 South Drive
Mon. Co. Tax No.: 026.18-4-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (in-ground swimming pool, 15 feet by 35 feet) to be located in a waterfront yard, where such accessory structures are only permitted in a rear yard. § 211-11E

On a motion by Ms. Quataert and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of November 28, 2023.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Continued Until
The meeting of November 28, 2023**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

New Business

1. Applicant: Flexlume Sign Company
Address: 300 Bellwood Drive (BJ's Wholesale)
Mon. Co. Tax No.: 089.04-1-14.2
Zoning District: BG (General Business)
Request:
 - a. An area variance for a 17th additional building mounted sign (red, north elevation, 7 foot by 13.75 foot; 96.25 square foot sign reading "Curbside Pickup Here") for a total of 17 additional building-mounted signs resulting in a total of 568.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006. § 211-56B(2)
 - B. An area variance for a 18th additional building mounted sign (red, east elevation, 1.56 foot by 12.35 foot; 18 square foot sign reading "Curbside Pickup") for a total of 18 additional building-mounted signs and a total of 586.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006. § 211-56B(2)

Ms. Andreano offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 300 Bellwood Drive (BJ's Wholesale), for area variances, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the application, the Board of Zoning Appeals determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Board of Zoning Appeals has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest and citizens were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Board of Zoning Appeals' consideration.
4. The Board of Zoning Appeals has carefully considered environmental information that was prepared by the Applicant and/or the Applicant's representatives or the Town's staff, which included but was not limited to maps, drawings, descriptions,

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

analyses, reports, reviews, and an Environmental Assessment Form ("EAF") (collectively, the "Environmental Analysis").

5. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered additional information submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
6. The Board of Zoning Appeals has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
7. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development and the Town's own staff.
8. The Board of Zoning Appeals also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that recommendations and comments that may have resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Board of Zoning Appeals as of this date.
9. The Environmental Analysis examined the relevant issues associated with the Proposal.
10. The Board of Zoning Appeals has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Board of Zoning Appeals has met the procedural and substantive requirements of SEQRA.
12. The Board of Zoning Appeals has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
13. The Board of Zoning Appeals has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis and all additional relevant information submitted.
14. The Board of Zoning Appeals concurs with the information and conclusions contained in the Environmental Analysis.
15. The Board of Zoning Appeals has made a reasoned elaboration of the rationale for arriving at its determination of environmental significance and the Board of Zoning Appeals' determination is supported by substantial evidence, as set forth herein.
16. To the maximum extent practicable, the project as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were identified in the environmental review process.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Board

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

of Zoning Appeals' own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Board of Zoning Appeals determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried

Ms. Andreano then offered the following resolution and moved its adoption:

WHEREAS, regarding the application of Flexlume Sign Company, 300 Bellwood Drive (BJ's Wholesale), zoning district is BG (General Business), their representative appearing in person, Pat Rowell of 1464 Main Street, Buffalo, NY, appeared before the board of Zoning Appeals requesting several area variances as mentioned above, looking for area variances for a 17th and 18th building mounted signs.

WHEREAS: The findings of fact are as follows. With regard to the application of Flexlume Sign Company representing BJ'S Wholesale located at 300 Bellwood Drive, the applicant came before the board to request an area variance for a 17th additional building mounted sign (red, north elevation, 7 foot by 13.75 foot; 96.25 square foot sign reading "Curbside Pickup Here") for a total of 17 additional building-mounted signs resulting in a total of 568.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006 and an area variance for a 18th additional building mounted sign (red, east elevation, 1.56 foot by 12.35 foot; 18 square foot sign reading "Curbside Pickup") for a total of 18 additional building-mounted signs and a total of 586.85 square feet of total building mounted signage, instead of the 16 additional building-mounted signs and 472.6 square feet of building-mounted square footage granted by the Board of Zoning Appeals on October 3, 2006.

Mr. Pat Rowell presented information to the board on the evening of November 8, 2023. He explained that these two signs were necessary due to the increase in "Curbside Pickup". BJ's has created specific areas to help guide and control traffic. The applicant also explained that these are flat wall signs that are really for customer directional purposes, they will be illuminated during the hours of operation.

Having reviewed all the findings of fact, I move to approve the variances with the following conditions:

1. The signs will be illuminated during the hours of operation.
2. And that the necessary permits will be obtained.

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

So moved.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

2. Applicant: Susan Hall
Address: 78 Sotheby Drive
Mon. Co. Tax No.: 058.02-7-67
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 6-foot high fence (white, vinyl, ±47 linear feet) to be located in a portion of a rear yard of a corner lot that adjoins the front yard of the adjacent lot, instead of the 4-foot high open-construction fence permitted in such areas. § 211-51A(1)

This application has been withdrawn by the applicant.

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

3. Applicant: Jolene LaRocca
Address: 303 Stone Road
Mon. Co. Tax No.: 060.82-3-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6-foot-high fence (wood, closed-construction, ±70 linear feet) to be located in a front (corner lot) yard, instead of the 4-foot-high, open-construction fence permitted in such yards. § 211-50L

Ms. Andreano offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 303 Stone Road, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried

Ms. Andreano then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Jolene LaRocca, 303 Stone Road, in an R1-E (Single-Family Residential) zoning district, Ms. LaRocca, appeared before the Board of Zoning Appeals this evening, requesting an area variance for a proposed 6-foot-high fence (wood, closed-construction, ±70 linear feet) to be located in a front (corner lot) yard, instead of the 4-foot-high, open-construction fence permitted in such yards.

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

WHEREAS, the findings of fact are as follows. The applicant, Ms. LaRocca, attended the hearing of November 8, 2023. She has owned the parcel at 303 Stone Road for 20 years. This parcel is on a corner lot bordered by Stone Road to the north and Sheraton Drive to the west. Ms. LaRocca plans to remove the hedge row and the 4-foot chain link fence that is currently in the position of the proposed new 6-foot closed construction fence. The reason for the project is to ensure privacy and security. She has two young grandchildren, one is four years old and one is one year's old, who would be in the yard frequently and she would like to improve security, especially for their sake. She also is seeking to improve the appearance of the general area, the new fence would look much better than the hedge row and the old open chain link fence. She has stated that she has had several neighbors support the project. She is going to use a professional fence company also to install this fence and she willing to sign a Hold Harmless agreement with the Town.

HAVING reviewed all the testimony and evidence as just summarized in the findings of fact AND having considered the five statutory factors set forth in New York State Town Law Section 267-b, and finding that the evidence presented meets the requirements of this section. AND having found that there is no significant detriment to the health, safety and welfare of the neighborhood or community, and that the benefit to the applicant is substantial. AND having found that this is a Type II action under SEQRA regulations, requiring no further action by this board. I move to approve this application with the following conditions:

1. That the applicant signs a Hold Harmless agreement with the Town.
2. That the Applicant obtains the required permits.
3. The existing chain link fence will be removed.

So moved.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Approved
With Conditions**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

4. 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 structure to have a front setback of 42 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 a proposed structure (addition, 12,800 square feet) to have a front setback of 47 feet measured to the centerline of the private access drive, instead of the 110-foot setback. § 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

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of November 28, 2023 so that staff has time to readvertise the application.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Continued Until
The meeting of November 28, 2023**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

5. Applicant: Douglas Keller
Address: 1278 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed second-story deck (19.5 feet by 4 feet; 78 square feet) to be located in a waterfront yard, where such structures are permitted in rear yards only. § 211-11E(3)

Ms. Quataert offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 1278 Edgemere Drive, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried

Ms. Quataert then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Douglas Keller, 1278 Edgemere Drive, in an R1-E (Single-Family Residential) zoning district, Mr. Keller, appeared before the Board of Zoning Appeals this evening, requesting an area variance for a proposed second-story deck (19.5 feet by 4 feet; 78 square feet) to be located in a waterfront yard, where such structures are permitted in rear yards only.

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

WHEREAS, the findings of fact are as follows. Mr. Keller has lived there since December of 2022. He is, for his personal enjoyment and view of the lake, looking to put up this pressure treated, covered with Trex material deck that will not have any roof or stairs, no electric, no awnings, off of his master bedroom.

HAVING reviewed all the testimony and evidence as just summarized in the findings of fact AND having considered the five statutory factors set forth in New York State Town Law Section 267-b, and finding that the evidence presented meets the requirements of this section. AND having found that there is no significant detriment to the health, safety and welfare of the neighborhood or community, and that the benefit to the applicant is substantial. AND having found that this is a Type II action under SEQRA regulations, requiring no further action by this board. I move to approve this application with the condition that the Applicant applies for all necessary permits.

So moved.

Seconded by Mr. Shea and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried
Application Approved
With Condition

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

6. Applicant: Gerry and Jean Holdsworth
Address: 158 Colin Street
Mon. Co. Tax No.: 075.64-1-22
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an accessory structure (deck, 6 feet by 12 feet; 72 square feet) to be located in a front yard, where such structures are only permitted in rear yards. § 211-11E(3)

Mr. Shea offered the following resolution and moved for its adoption:

WHEREAS, the Applicant came before the Town of Greece Board of Zoning Appeals (the "Board of Zoning Appeals") relative to the property at 158 Colin Street, as outlined above; and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Board of Zoning Appeals makes the following findings:

1. Upon review of the Proposal, the Town Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2), (11), (13), (16) & (17).)
2. According to SEQRA, Type II actions have been determined to not have a significant impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action by the Town Board relative to the Proposal.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried

Mr. Shea then offered the following resolution and moved its adoption:

WHEREAS, with regard to the application of Gerry and Jean Holdsworth, 158 Colin Street, in an R1-E (Single-Family Residential) zoning district, Mr. Holdsworth, appeared before the Board of Zoning Appeals this evening, requesting an area variance for an accessory structure (deck, 6 feet by 12 feet; 72 square feet) to be located in a front yard, where such structures are only permitted in rear yards.

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

WHEREAS, the findings of fact are as follows. Mr. and Mrs. Holdsworth have owned this property for about five years. The applicant stated that the reason for the 6-foot x 12-foot deck in the front yard is to provide space for a wheelchair and other chairs. The applicant will also be installing French doors on the house out to the deck. The requested deck will extend from the existing porch landing. The existing wheelchair ramp will remain in place. There will be no covering, no hot tub or no permanent grills. The applicant also stated to reduce the size of the proposed deck will not be practical for their needs. The deck will be made of exterior lumber and will be attached to the front of the house. One neighbor, Mr. Kenn Fillion of 165 Colin Street voiced his opposition to the project, saying that the deck might reduce the property value of the neighborhood and possibly the future owners might have parties on the deck that will create noise situations in the neighborhood. Mr. Fillion suggested that the applicant enlarge their porch with a couple of chairs just to have the little extra space that they want. House values are speculative as far as if that could or could not happen, but the applicant has clearly demonstrated that there is a benefit to him that out ways the speculation that we really can't use. There were no other negative comments from the neighbors.

HAVING reviewed all the testimony and evidence as just summarized in the findings of fact AND having considered the five statutory factors set forth in New York State Town Law Section 267-b, and finding that the evidence presented meets the requirements of this section. AND having found that there is no significant detriment to the health, safety and welfare of the neighborhood or community, and that the benefit to the applicant is substantial. AND having found that this is a Type II action under SEQRA regulations, requiring no further action by this board. I move to approve this application with the following conditions:

1. That the Applicant obtains all Town permits.
2. There will be no additional utilities or lighting added to the deck.

So moved.

Seconded by Mr. Hartwig and duly put to a vote, which resulted as follows:

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried
Application Approved
With Conditions

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

3. 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 (deck, 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)

On a motion by Ms. Quataert and seconded by Mr. Shea, it was resolved to continue the public hearing on this application until the meeting of November 28, 2023 so that staff has time to readvertise the application.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

Motion Carried
Application Continued Until
The meeting of November 28, 2023

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

4. Applicant: Timothy Cocoran
Address: 161 Bronze Leaf Trail
Mon. Co. Tax No.: 034.04-2-81
Zoning District: R1-E (Single-Family Reasidential)
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

On a motion by Mr. Jensen and seconded by Ms. Andreano, it was resolved to close the public hearing on this application and reserve decision until the meeting of November 28, 2023.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Closed and Decision Reserved
Until The meeting of November 28, 2023**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

5. 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]

On a motion by Mr. Hartwig and seconded by Ms. Andreano, it was resolved to continue the public hearing on this application until the meeting of November 28, 2023.

VOTE:	Ms. Andreano	Yes	Mr. Hartwig	Yes
	Mr. Jensen	Yes	Mr. Meilutis	Yes
	Ms. Quataert	Yes	Mr. Shea	Yes
	Mr. Wechsler	Absent		

**Motion Carried
Application Continued Until
The meeting of November 28, 2023**

BOARD OF ZONING APPEALS MINUTES
November 8, 2023

ADJOURNMENT: 8:30 P.M.

APPROVAL OF BOARD OF ZONING APPEALS MEETING MINUTES

The Board of Zoning Appeals of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Date: _____

Albert F. Meilutis, Chairman

NEXT MEETING: Tuesday, November 28, 2023