



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 15, 2016

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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Old Business:

1. Applicant: Indus Real Estate II, Inc.
Location: 2585 West Ridge Road & 1271 Long Pond Road
Mon. Co. Tax No.: 74.14-3-10 & 74.14-3-13
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed principal building to have a front setback of 78.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 85.0 feet minimum required. Sec. 211-17 B (4), Table III
b) An area variance for a proposed parking area (145± linear feet) to be located a distance of 5.0 feet to 8.0 feet from the south right-of-way line of West Ridge Road, instead of the 20.0 feet minimum required. Sec. 211-17 B (4), Table III
c) An area variance for proposed 61 parking spaces, instead of the 81 parking spaces required. Sec. 211-45 S (1); Sec. 211-45 Q

New Business:

1. Applicant: Roberta Majka
Location: 810 Beach Avenue
Mon. Co. Tax No.: 046.02-2-34
Zoning District: R1-12 (Single-Family Residential)
Request: a) An area variance for a proposed two-story addition (204± square feet) to have a front setback of 161.0± feet (measured from the north right-of-way line of Beach Avenue), instead of the 145.0 feet maximum established by the neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11 D (1)
b) An area variance for a proposed covered porch addition (192± square feet) to have a (east) side setback of 6.2 feet, instead of the 8.0 feet minimum required. Sec. 211-11 D (2), Table I
c) An area variance for a proposed second-story deck (221± square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

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2. Applicant: Sam Cimino
Location: 1270 Flynn Road
Mon. Co. Tax No.: 044.04-4-59
Zoning District: R1-E (Single-Family Residential)
Request: a) Appeal from a decision/interpretation/determination by the Building Inspector that a proposed addition to an existing single-family dwelling would create a two-family dwelling, instead of single-family dwelling with an in-law apartment. Sec. 211-5 C (definition of Dwelling Unit), Sec. 211-5 C (definition of In-Law Apartment), Sec. 211-11 (C) (2) (e)
b) A special use permit for a proposed in-law apartment (687± square feet). Sec. 211-11 (C) (2) (e)
c) An area variance for a proposed in-law apartment to have a total gross floor area of 687± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which said in-law apartment is located). Sec. 211-11 C (2) (e) [2]
d) An area variance for a proposed second-story deck (4.0 feet x 10.0 feet; 40.0 square feet) to be located in a side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211- 11 E (3)

3. Applicant: Amy Varel
Location: 46 Albury Drive
Mon. Co. Tax No.: 058.02-7-84
Zoning District: R1-E (Single-Family Residential)
Request: a) A special use permit for an existing in-law apartment. Sec. 211-11 C (2) (e)
b) An area variance for an existing in-law apartment to have a total gross floor area of 1054± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which said in-law apartment is located). Sec. 211-11 C (2) (e) [2]

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4. Applicant: Crescent Beach Restaurant and Hotel, LLC
Location: 1372 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-23
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed pavilion (48.0 feet x 90.0 feet; 4320 square feet) to have a front setback of 28.0± feet (measured from Lake Ontario), instead of the 85.0 feet minimum required. Sec. 211-17 B (4), Table III
5. Applicant: The Church of Mother of Sorrows
Location: 5000 Mount Read Boulevard & 1737-1777 Latta Road
Mon. Co. Tax No.: 046.14-8-1
Zoning District: R1-12 (Single-Family Residential)
Request: In order to subdivide an existing lot with an address of 5000 Mount Read Boulevard, the following variances are requested:
Lot 1 (1737-1777 Latta Road)
a) An area variance for an existing building (former church) to have a front setback of 26.5 feet (measured from the south right-of-way line of Latta Road), instead of the 91.3 feet minimum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I
b) An area variance for an existing building (former church) to have a front setback of 9.9 feet (measured from the east right-of-way line of Mount Read Boulevard), instead of the 91.3 feet minimum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I
Lot 2 (5000 Mount Read Boulevard)
a) An area variance for a proposed second freestanding sign (3.0 feet x 4.0 feet; 12.0 square feet), instead of the one (1) 25.0 square-foot sign permitted. Sec. 211-52 A (2) (c)
b) An area variance for a proposed second freestanding sign (3.0 feet x 4.0 feet; 12.0 square feet) to have a front setback of 1.0 feet (measured from the east right-of-way line of Mount Read Boulevard), instead of the 15.0 feet minimum required; and for the lowest side of said sign to be 4.0 feet above the nearest grade, instead of the 7.0 feet minimum required. Sec. 211-52 A (2) (d)

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ADJOURNMENT:

NEXT MEETING: April 5, 2016

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