



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**OCTOBER 18, 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**

BOARD OF ZONING APPEALS AGENDA  
October 18, 2016

**Old Business:**

1. Applicant: Lynn Cucinelli  
Location: 1800 Manitou Road  
Mon. Co. Tax No.: 073.03-1-22.2  
Zoning District: R1-18 (Single-Family Residential)  
Request: An area variance for a proposed detached garage (20.0 feet x 30.0 feet; 600.0 square feet), resulting in a total gross floor area of 2937 square feet in all accessory structures, instead of the 2337 square feet granted by the Board of Zoning Appeals on July 19, 2011. Sec. 211-11 E (1), Table I
  
2. Applicant: Jane Kenney  
Location: 305 Crystal Creek Drive  
Mon. Co. Tax No.: 045.01-2-91  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing covered porch (12.5 feet x 18.0 feet; 225.0 square feet) with a (south) rear setback of 2.5± feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I

**New Business:**

1. Applicant: Gregory Coons  
Location: 97 Labrador Drive  
Mon. Co. Tax No.: 059.01-7-88  
Zoning District: R1-E (Single-Family Residential)  
Request: A special use permit for a proposed in-law apartment (20.0 feet x 30.0 feet; 600.0 square feet). Sec. 211-11 (C) (2) (e)

BOARD OF ZONING APPEALS AGENDA  
October 18, 2016

2. Applicant: Joseph Cimino  
Location: 95 Shoreway Drive  
Mon. Co. Tax No.: 026.03-2-16  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed shed (12.0 feet x 16.5 feet; 198.0 square feet) to be located in the front yard of a waterfront lot with a lot area less than 18,000 square feet, where accessory structures, including sheds, are permitted only in rear yards. Sec. 211-11 E (2) (a), Sec. 211-11 E (3)
3. Applicant: Patsy D'Alesio  
Location: 134 Ridgedale Circle  
Mon. Co. Tax No.: 075.14-7-38  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance to allow four (4) dogs to be kept at a residence, instead of the maximum three (3) dogs permitted per dwelling unit. Sec. 211-30 A
4. Applicant: Melvin Smith  
Location: 116 Jade Creek Drive  
Mon. Co. Tax No.: 044.02-3-22  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed detached garage (30.0 feet x 40.0 feet; 1200.0 square feet), resulting in a total gross floor area of 1722.6± square feet in all accessory structures, where 1000 square feet is the maximum gross floor area permitted for lots with a lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed detached garage (30.0 feet x 40.0 feet; 1200.0 square feet) to have a (north) side setback of 7.9 feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS AGENDA  
October 18, 2016

5. Applicant: Gatti Enterprises, LLC  
Location: 441 & 447 Elmgrove Road  
Mon. Co. Tax No.: 088.03-1-12.131  
Zoning District: IG (General Industrial)  
Request: An area variance for a proposed principal building addition (14,600± square feet) to have a front setback of 76.0 feet (measured from the west right-of-way line of Elmgrove Road), instead of the 78.0 feet granted by the Board of Zoning Appeals on March 11, 1997. Sec. 211-18 B (4), Table IV
6. Applicant: 3839 West Ridge Road, LLC  
Location: 3839 West Ridge Road  
Mon. Co. Tax No.: 073.04-2-2  
Zoning District: BG (General Business)  
Request: An area variance for a proposed freestanding sign ("Verizon"; 3.08 feet x 6.5 feet; 20.0 square feet) to have to have a setback of 0.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]
7. Applicant: Transitown Dodge of Greece (d.b.a. Doan Dodge Chrysler Jeep)  
Location: 4477 West Ridge Road  
Mon. Co. Tax No.: 073.01-3-12.1  
Zoning District: BG (General Business)  
Request: An area variance for a proposed eighth (north side) building-mounted sign ("Fiat"; 15.5 square feet), resulting in an overall total sign area of 210.5 square feet, instead of the seven (7) building mounted signs, totaling 195.0 square feet, granted by the Board of Zoning Appeals on October 19, 2010. Sec. 211-52 B (2) (a) [1] & Sec. 211-52 B (2) (c) [1], Table VII

**ADJOURNMENT:**

**NEXT MEETING: November 1, 2016**