



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 20, 2015

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 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: Heather Cox
Location: 4038 Mount Read Boulevard
Mon. Co. Tax No.: 060.54-3-1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (16.0 feet x 18.0 feet; 288 square feet) to be located in a front yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)
b) An area variance for proposed lot coverage of 33%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

2. Applicant: Jeffrey Owen
Location: 70 Barcrest Drive
Mon. Co. Tax No.: 060.13-5-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow seven (7) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

3. Applicant: Walter Kupchock
Location: 4035 Dewey Avenue
Mon. Co. Tax No.: 060.06-2-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (52± linear feet) to be located in a front yard, where fences in a front yard and shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L

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4. Applicant: James Russo
Location: 700 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-27
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed deck (16.0 feet x 18.3 feet; 292.8 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; and for said deck to have a proposed front setback of 55.0 feet (measured from the north right-of-way line of Edgemere Drive), instead of the 42.2 feet maximum established by the neighborhood average; and for said deck to have a proposed (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - b) An area variance for a proposed second-story deck (10.0 accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a proposed front setback of 49.0 feet (measured from the north right-of-way line of Edgemere Drive), instead of the 42.2 feet maximum established by the neighborhood average; and for said deck to have a proposed (west) side setback of 3.6 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - c) An area variance for an existing principal structure to have a (west) side setback of 0.5 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-22 B (1) (a)
 - d) An area variance for an existing principal structure to have a rear setback of 30.8 feet (measured from the centerline of Edgemere Drive), instead of the 113.0 feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-22 B (1) (a)

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5. Applicant: Joseph Tamburino
Location: 894 Edgemere Drive
Mon. Co. Tax No.: 035.10-1-30
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed addition (953.8± square feet) to an existing house, to have a rear setback of 42.0 feet (measured from the centerline of Edgemere Drive), instead of the 101.9 feet minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed driveway length of 12.0 feet, instead of the 22.0 feet minimum required. Sec. 211-41 G
 - c) An area variance for an existing house to have a side (east) setback of 0.4 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
 - d) An area variance for an existing house to have a front setback of 72.0 feet, instead of the 57.5 feet maximum established by the neighborhood average. Sec. 211-11 D (2), Table I
 - e) An area variance for an existing second-story deck (10.0 feet x 19.9 feet; 199 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)
 - f) An area variance for portions of an existing and proposed 6.0-foot-high, closed-construction fence (13± linear feet) to be located within 20.0 feet of the rear lot line of a waterfront lot, where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (4)

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New Business:

1. Applicant: Stephanie Astute
Location: 75 Rockwell Drive
Mon. Co. Tax No.: 044.02-3-66
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed garage addition (14.0 feet x 29.0 feet; 406 square feet) to have a (west) side setback of 7.0 feet, instead of the 10.0 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for existing and proposed accessory structures, totaling 1203 square feet, where 1000 square feet is the maximum gross floor area permitted for lots greater than 16,000 square feet in lot area, but less than one acre. Sec. 211-11 E (1), Table I

2. Applicant: Joseph Fina
Location: 29 Norway Drive
Mon. Co. Tax No.: 059.01-7-44
Zoning District: R1-E (Single Family Residential)
Request: a) An area variance for a proposed cabana (8.0 feet x 16.0 feet; 128 square feet) to be located 5.0 feet from an existing in-ground pool, instead of the 10.0 feet minimum required for a structure from water's edge. Sec. 114-12.1 B (2)
b) An area variance for an existing pergola (10.0 feet x 14.5 feet; 145.0 square feet) to be located 6.0 feet from an existing in-ground pool, instead of the 10.0 feet minimum required for a structure from water's edge. Sec. 114-12.1 B (2)

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3. Applicant: Smith Creek Estates, Ltd.
Location: 243 Hillbridge Drive
Mon. Co. Tax No.: 044.04-11-15
Zoning district: R1-E (Single Family Residential)
Request: a) An area variance for a proposed freestanding entrance identification sign (7.0 feet x 10.0 feet; 70.0 square feet), including a decorative wall support, for a single-family dwelling development, where said sign shall be no greater than 20 square feet in size. Sec. 211-52 A (3) (c)
b) An area variance for a proposed freestanding entrance identification sign to have a height of 7.0 feet, where the highest side of said sign shall not exceed 3.0 feet above the ground. Sec. 211-52 A (3) (d)
c) An area variance for 16± linear feet of wall and decorative structure with a height of 7.0 feet to be located in a front, where fences located in a front yard shall be of open construction and not exceed 4.0 feet in height. Sec. 211-46 L
4. Applicant: Simonetti Properties & Management, LLC
Location: 2047 & 2081 West Ridge Road
Mon. Co. Tax No.: 074.19-5-5.1, 074.19-5-2.111
Zoning District: BP-2 (Professional Office) & BR (Restricted Business)
Request: An area variance for portions of a proposed parking area (50± linear feet) to be located a distance of 15.0 feet to 19.9 feet from the right-of-way of West Ridge Road, instead of the 20 feet minimum required. Sec. 211-17 A (4), Table III, Sec.211-17 B (4), Table III

ADJOURNMENT:

NEXT MEETING: November 4, 2015