



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 21, 2019

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

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Decorum Policy

Announcements

BOARD OF ZONING APPEALS AGENDA
May 21, 2019

Old Business:

1. Applicant: Christina Dingman
Location: 121 Estall Road
Mon. Co. Tax No.: 060.74-1-30
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

2. Applicant: Alan Metelsky & Debra Hartman
Location: 505 North Drive
Mon. Co. Tax No.: 026.14-1-2.11
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to have farm animals (3 ducks) on a residential property with less than 10 acres. Sec. 211-30 B & Section 211-30 D

3. Applicant: William M. Gunther
Location: 364 Crystal Creek Drive
Mon. Co. Tax No.: 045.01-17-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed structure (16.0 feet x 18.0 feet; 288 square feet; 3-season room); to be located a distance of 8.0 ft. from the water's edge of an existing in-ground pool, instead of the 10.0 feet minimum required. Sec. 114-12.1 (B) (2)

4. Applicant: Dennis & Leanne Boyatzies
Location: 3054 Edgemere Drive
Mon. Co. Tax No.: 026.10-1-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal structure two-story addition (20.6 feet X 22.0 feet) to have a rear setback of 6.0 feet (measured from the south property line), instead of the 30.7 feet minimum required. Section 211-11 D (2), Table I
b) An area variance for lot coverage of 26.8%, instead of the 25% permitted. Section 211-11 D (2), Table I

BOARD OF ZONING APPEALS AGENDA
May 21, 2019

New Business:

1. Applicant: Matthew J. Goodrich
Location: 6 Hincer Road
Mon. Co. Tax No.: 025.04-1-5
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed accessory structure (22.0 feet x 22.0 feet; 484.0 square feet deck), to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3)

2. Applicant: Robert D. Gorka, II
Location: 586 Manitou Beach Road
Mon. Co. Tax No.: 017.03-2-27
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing accessory structure (14.0 feet x 26.0 feet; 364.0 square feet deck), to be located on a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3)

3. Applicant: Steven Geery
Location: 119 Legion Circle
Mon. Co. Tax No.: 060.54-3-14
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (12.0 feet x 16.0 feet; 192.0 square feet shed), to be located in a side yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA
May 21, 2019

4. Applicant: Richard W. Amering
Location: 188 South Drive
Mon. Co. Tax No.: 026.18-4-48
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 3-season room addition/renovation (16.9 feet x 20.9 feet; 353.2 square feet), to be located in a waterfront lot and to have a front setback of 128.5 feet, measured from the eastern right-of-way line of South Drive, instead of the 114.3 feet maximum permitted, as established by the neighborhood average. Section 211-11E (1), Table I
5. Applicant: Frank Lader
Location: 296 Laurelwood Drive
Mon. Co. Tax No.: 089.06-4-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed attached garage addition (approximately 14.0 feet x 26.0 feet; 364.0n square feet), resulting in a total gross floor area of 952.0 square feet of all accessory structures, where 800.0 square feet is the maximum gross floor area permitted for lots under 16,000 square feet in area. Section 211-11 E (1), Table I
6. Applicant: Alan J. & Holly Saxe
Location: 10 Juliet Crescent
Mon. Co. Tax No.: 045.12-2-48
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing 21' feet round, above-ground pool to be partially located in a front yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E (3)
b) An area variance for a proposed accessory structure (2.0 feet x 2.0 feet; 144.0 square feet deck), to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA
May 21, 2019

7. Applicant: Tailored Tent Rentals (American Promotional Events)
Location: 100 Elm Ridge Center Drive (aka 3520 West Ridge Road)
Mon. Co. Tax No.: 073.02-1-71
Zoning District: BG (General Business)
Request: An area variance for the utilization of approximately 40 parking spaces for the temporary outdoor storage, display of goods, merchandise or materials (New York State approved sparkling devices), where the outdoor storage or display of goods, merchandise or materials shall not impede passage of pedestrians, fire lanes, driveways or any parking spaces. Sec. 211-25 B (2)
8. Applicant: Hospitality Syracuse, Inc.
Location: 1436 West Ridge Road
Mon. Co. Tax No.: 075.17-2-31.11
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed new building (fast food restaurant) to have a front setback of 39.7 feet, measured from the north right of way line of West Ridge Road, instead of the 85.0 feet minimum required. Section 211-17 B (4), Table III
b) An area variance for a proposed drive thru isle (approximately 100.0 lineal feet), to be located 15.3 feet from the north right-of-way line of West Ridge Road, instead of the 20.0 feet minimum required. Section 211-17 B (4), Table III
c) An area variance for a proposed freestanding sign (5.8 feet x 9.5 feet; 53.6 square feet); instead of the 35.0 square feet granted by the Board of Zoning Appeals on March 24, 1998. Section 211-52 B (1) (d), Table VI
d) An area variance for a proposed freestanding sign (5.8 feet x 9.5 feet; 53.6 square feet); to have a proposed height of 25.0 feet, instead of the 20.0 feet maximum permitted. Section 211-52 B (1) (c)
e) An area variance for a proposed freestanding sign (5.8 feet x 9.5 feet; 53.6 square feet); to be located a distance of 12.7 feet from the north right of way line of West Ridge Road, instead of the 15.0 feet minimum required. Section 211-52 B (1) (b) [1]
f) An area variance for a proposed freestanding sign (7.7 feet x 5.9 feet; 45.4 square feet menu board) to be visible from a public street and to have an overall height of 7.2 feet; where said menu board shall not be permitted to be visible from a public street and shall not exceed the 20.0 square feet maximum area permitted and shall not exceed an overall height of 6.0 feet. Section 211-52 B (1)(a)[4]

BOARD OF ZONING APPEALS AGENDA
May 21, 2019

g) An area variance for a proposed third (north side) 41.0 square foot building-mounted sign, instead of the two (2) 83.09 square feet (south and west elevations) building mounted signs permitted by the Board of Zoning Appeals on March 24, 1998. Sec. 211-52 B (2)(c)[1], Table VII

h) An area variance for a proposed fourth (east side) 32.52 square foot building-mounted sign, instead of the two (2) 83.09 square feet (south and west elevations) building mounted signs permitted by the Board of Zoning Appeals on March 24, 1998. Sec. 211-52 B (2)(c)[1], Table VII

ADJOURNMENT:

NEXT MEETING: Tuesday, June 4, 2019

J:\Ivana\AgendaAssignments\2019\Agenda 0521.docx