



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 18, 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
June 18, 2019

Old Business:

NONE

New Business:

1. 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 accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), following demolition of an existing structure, to have an east side setback of 1.3 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table 1
 - b) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), following demolition of an existing structure, to have a west side setback of 3.7 feet, instead of the 6.0 feet minimum required. Section 211-11 E (1), Table 1
 - c) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), to have an overall height of 24.0 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1
 - d) An area variance for a proposed accessory structure (20.0 feet x 35.0 feet; 1150.0 square feet, two-story detached garage), resulting in a total gross floor area of 1150.0 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in area. Sec. 211-11 E (1), Table I
 - e) An area variance for a proposed 15.0 feet long residential driveway, measured from the south right of way of Edgemere Drive, exclusive of the apron, instead of the 22.0 feet minimum required. Section 211-41 G

2. Applicant: Kathryn Cerivini
Location: 564 Manitou Road
Mon. Co. Tax No.: 025.03-3-11
Zoning District: R1-44 (Single-Family Residential)
Request: A Special Use Permit for sales of farm and garden-related goods, materials or merchandise that is not produced on the premises. Section 211-11 C (2)(d)

BOARD OF ZONING APPEALS AGENDA
June 18, 2019

3. Applicant: Eden Court Capital, LLC
Location: 2443 West Ridge Road
Mon. Co. Tax No.: 074.14-4-16
Zoning District: BR (Restricted Business)
Request: a) An area variance for a portion of a proposed parking area along the northern side of the parcel (approximately 75.0 lineal feet), to be located a distance varying from 12.5 feet to 18.0 feet, from the right of way of West Ridge Road, instead of the 20 feet minimum required. Section 211-17 B (4), Table III
b) An area variance for lot coverage of 15.7% instead of the 15% maximum permitted. Section 211-17 B (4), Table III

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, July 9, 2019

J:\Ivana\AgendaAssignments\2019\Agenda 0618.docx