



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 23, 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
JULY 23, 2019

Old 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)

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New Business:

1. Applicant: Patrick W. Callery, Jr.
Location: 152 Paula Red Lane
Mon. Co. Tax No.: 058.02-4-64
Zoning District: R1-E (Single-Family Residential)
Request: A Special Use Permit for a proposed in-law apartment. Section 211-11 C(2)(e)

2. Applicant: Taylor J. Listowski
Location: 126 Menard Drive
Mon. Co. Tax No.: 075.10-2-15
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 116.0 lineal feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-46L

3. Applicant: Lakisha Walker
Location: 139 Foreman Drive (Private Drive)
Mon. Co. Tax No.: 075.14-3-51
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (7.0 feet x 15.0 feet; approximately 110.0 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)

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4. Applicant: Tiffany Case
Location: 2840 Mt. Read Boulevard
Mon. Co. Tax No.: 075.14-5-31
Zoning District: RMH (Multi-Family Residential)
Request: a) An area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have a south side setback of 4.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II
b) An area variance for a proposed accessory structure (approximately 250 square feet; above ground pool deck) to have an east side setback of 7.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II
c) An area variance for an existing accessory structure (24 foot diameter above-ground pool); to have an east side setback of 15.0 feet and a south side setback of 12.0 feet, instead of the 25.0 feet minimum required. Section 211-13 D, Table II
5. Applicant: Paul Danahy
Location: 35 Mt. Morency Drive
Mon. Co. Tax No.: 045.16-2-10
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (16.0 feet x 20 feet; 640.0 square feet, two-story detached garage), resulting in a total gross floor area of 1120.0 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. Section 211-11 E (1), Table I

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, August 6, 2019

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