



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

AUGUST 20, 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

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Old Business:

1. Applicant: Paul McGowan
Location: 152 Snowy Owl Ridge
Mon. Co. Tax No.: 044.04-8-23
Zoning District: R1-E (Single-Family Residential)
Request: Request for relief from testimony pertaining to an area variance granted by the Board of Zoning Appeals on March 5, 2019 allowing an entry (overhead) door from the back or west side.

2. 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

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New Business:

1. Applicant: Larryetta Davis
Location: 92 Elmgrove Road
Mon. Co. Tax No.: 073.04-2-23
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 175.0 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

2. Applicant: Vincent Mannillo
Location: 29 Woodstone Lane
Mon. Co. Tax No.: 059.19-3-55
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed accessory structure (12.0 feet x 24.0 feet; 288 square feet, detached garage) to have a north side setback of 1.0 feet instead of the 10.0 feet minimum required. Section 211.11 E (1), Table I
 - b) An area variance for a proposed accessory structure (12.0 feet x 24.0 feet; 288 square feet, detached garage) to have a south side setback of 1.0 feet instead of the 10.0 feet minimum required. Section 211.11 E (1), Table I

3. Applicant: Matthew Florak
Location: 28 Webber Drive
Mon. Co. Tax No.: 089.10-4-37
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (8.0 feet x 18.0 feet; 144.0 square feet deck), to be located in a front yard and for said deck to be accessory structures, including decks, are to be located in rear yards only and for said deck to have a front setback of 32.0 feet (measured from the east right-of-way line of Webber Drive), instead of the 40.0 feet minimum, established by the neighborhood average. Sec. 211-11 D (2), Table I; Sec. 211-11 E (1); Sec. 211-11 E (3)

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4. Applicant: Anselmo Barilla
Location: 566 Lakeshore Drive
Mon. Co. Tax No.: 017.05-1-9
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal structure, following demolition of the existing structure, to have a front setback of 124.0 ft., (measured from the north right-of-way line of Lakeshore Drive), instead of the 114.3 ft. maximum permitted, established by the neighborhood average. Sec. 211-11 D (2), Table I
b) An area variance for a proposed principal structure, following demolition of the existing structure, to have a (east) side setback of 3.2 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 D(2), Table I
c) An area variance for a proposed accessory structure (22.0 feet x 26.0 feet; 572.0 square feet, detached garage), to have an overall height of 20.0 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1
5. Applicant: Timothy Donlon
Location: 1670 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-32
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (30.0 feet x 48.0 feet; 2880.0 square feet, two-story detached garage), resulting in a total gross floor area of 3254.0 square feet in all accessory structures, where 1000 square feet is the maximum gross floor area permitted for lots more than 16,000 square feet to one acre in area. Sec. 211-11 E (1), Table I
b) An area variance for a proposed accessory structure (30.0 feet x 48.0 feet; 2880.0 square feet, two-story detached garage), to have an overall height of 21.6 feet, instead of the 17.0 feet maximum permitted. Section 211-11 E (1), Table 1
c) An area variance for total gross floor area of proposed accessory structures (3254 sq. ft.) exceeding the total gross floor area of the existing principal structure (1768 sq. ft.) on the premises. Sec. 211-11 E (1), Table I
d) An area variance for the storage of a total of six motor vehicles, where not more than four motor vehicles are permitted to be stored in all garages on the premises. Section 211-11 B(2)

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NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, September 3, 2019

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