



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 3, 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
SEPTEMBER 3, 2019

Old 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: 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)

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 3, 2019

New Business:

1. Applicant: Scott C. Whitney
Location: 339 Daffodil Trail
Mon. Co. Tax No.: 058.03-6-96
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 115.0 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: John DeMunck
Location: 55 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-28
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed accessory structure (approximately 290.0 square feet deck), to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3)
 - b) An area variance for a proposed accessory structure (24.0 feet diameter, above ground pool), to be located in a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E (3)

3. Applicant: Jesse D. Kammer
Location: 2638 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-26
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed accessory structure, (12.0 feet x 27.0 feet; 327 square feet second story deck), to have a front setback of 96.0 feet, (measured from the centerline of Edgemere Drive), instead of the 89.0 feet maximum, established by the neighborhood average and for said deck to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 D (2), Table I & Section 211-11 E (3)
 - b) An area variance for a proposed accessory structure, (12.0 feet x 27.0 feet; 327 square feet second story deck), to have a west side setback of .75 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2)

BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 3, 2019

4. Applicant: Jeffrey M. Green
Location: 57 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-27
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (20.0 feet x 40.0 feet, in-ground pool), to be located in a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Section 211-11 E (3)

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, September 17, 2019

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