



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 1, 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: Michael Vargas
Location: 321 Manitou Beach Road
Mon. Co. Tax No.: 017.04-2-6
Zoning District: R1-E (Single-Family Residential)
Request: a) Request of relief from testimony pertaining to an area variance granted by the Board of Zoning Appeals on June 20, 2017 to allow a second story (attached garage), heat and water.

b) An area variance for an existing accessory structure, (two-story attached garage addition), totaling approximately 1276.2 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. Section 211-11 E (1), Table I

2. Applicant: Nancy S. Ferrari
Location: 482 Mill Road
Mon. Co. Tax No.: 058.03-1-50
Zoning District: R1-44 (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (approximately 35.0 feet x 56.0 feet; 1950.0 square feet, one-story detached garage), resulting in a total gross floor area of 3146.0 square feet in all accessory structures, where 1250 square feet is the maximum gross floor area permitted for lots over one acre. Section 211-11 E (1), Table I

b) An area variance for a proposed accessory structure, (approximately 35.0 feet x 56.0 feet; 1950.0 square feet, one-story detached garage), to be located in a front yard, where accessory structures, including detached garages, are permitted in rear yards only. Section 211-11 E (3)

c) An area variance for a proposed accessory structure (approximately 35.0 feet x 56.0 feet; 1950.0 square feet, one-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 the storage of a total of ten 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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3. Applicant: Bridget Generich & Daniel Lang
Location: 262 South Drive
Mon. Co. Tax No.: 026.18-4-37.1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 25.0 lineal feet on the east side and 14.0 lineal feet on the west side, to be located in a waterfront yard, where fences in a waterfront yard shall not exceed 4.0 ft. in height and shall be of open construction. Section 211-46 L
b) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 55.0 lineal feet to be located in a (east) side yard, where fences in a side yard shall not exceed 6.0 feet in height. Section 211-47
c) An area variance for a proposed 8.0 feet high, closed-construction fence, approximately 56.0 lineal feet to be located in a (west) side yard, where fences in a side yard shall not exceed 6.0 feet in height. Section 211-47

New Business:

1. Applicant: Daniel M. Figliole
Location: 198 Desmond Road
Mon. Co. Tax No.: 060.55-3-26
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs, where no more than three (3) dogs shall be permitted per dwelling unit. Section 211-30 A
2. Applicant: John C. Piedmont
Location: 173 Salmon Creek Drive
Mon. Co. Tax No.: 017.04-3-23
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (12.0 feet x 14.0 feet; 168.0 square feet deck), following demolition of an existing deck, to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E (3).

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3. Applicant: Christopher Hargreaves
Location: 62 Larkwood Drive
Mon. Co. Tax No.: 088.02-2-39
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 95.0 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. Sec 211-46L
4. Applicant: Mario & Michelle LaRiccia
Location: 1929 Latta Road/401 Picturesque Drive
Mon. Co. Tax No.: 046.17-1-9
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (10.0 feet x 12.0 feet; 120.0 square feet; shed), to be located a distance of 6.0 feet from an above ground pool, instead of the 10.0 feet minimum required. Section 114.12.1 B (2)
5. Applicant: William M. Barnes, Jr.
Location: 43 Boyd Drive
Mon. Co. Tax No.: 075.06-12-21
Zoning District: R1-8 (Single-Family Residential)
Request: An area variance for a proposed covered porch (8.0 feet x 16.0 feet; 128.0 square feet) to have a front setback of 28.0 feet, measured from the west right of way line of Boyd Drive, instead of the 35.8 minimum required as established by the neighborhood average. Section 211-11 D (1)(b) & Section 211-11 D (2), Table I.
6. Applicant: 155 Bellwood Drive, LLC
Location: 155 Bellwood Drive
Mon. Co. Tax No.: 089.04-1-7
Zoning District: BG (General Business)
Request: a) An area variance for a proposed second (south side) building-mounted sign (4.0 feet x 9.8 feet) totaling 39.3 square feet, instead of the one 210.1 square foot sign permitted. Section 211-52 B (2)(a)[1].
b) An area variance for a proposed third (east side) building-mounted sign (4.0 feet x 9.8 feet) totaling 39.3 square feet, instead of the one 210.1 square foot sign permitted. Section 211-52 B (2)(a)[1].

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7. Applicant: Carubba Collision Corp (dba Gerber Collision and Glass)
Location: 1690 Manitou Road
Mon. Co. Tax No.: 073.01-1-30.1
Zoning District: BG (General Business)
Request: A Special Use Permit to operate a motor vehicle service station (body shop) and for the outdoor storage of disabled, unlicensed or dismantled vehicles. Section 211-17 C (3)(b)[2] & Section 211-17 C (3)(b)[4].

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, October 15, 2019

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