



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**OCTOBER 15, 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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**New Business:**

1. Applicant: Joseph A. Pelliccia  
Location: 341 Willowood Drive  
Mon. Co. Tax No.: 043.03-4-89  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for an existing (eastern side) closed-construction fence, varying in height from 6.1 feet to 6.6 feet (approximately 65.0 lineal feet of vinyl and 105 lineal feet of wood) to be located in a side and rear yard, where fences in a side and rear yard shall not exceed 6.0 feet in height. Section 211-47  
b) An area variance for an existing (western side) closed-construction fence, varying in height from 6.1 feet to 6.6 feet (approximately 56.0 lineal feet of vinyl and 115 lineal feet of wood) to be located in a side and rear yard, where fences in a side and rear yard shall not exceed 6.0 feet in height. Section 211-47
  
2. Applicant: Teri A. Cashion  
Location: 200 Sacket's Landing  
Mon. Co. Tax No.: 033.04-4-13  
Zoning District: R1-E (Single-Family Residential)  
Request: Request of relief from a condition of approval pertaining to an area variance for the placement of a 6.0 feet high, closed-construction fence, granted by the Board of Zoning Appeals on October 16, 2018, and that such condition stated that said (proposed) fence being installed is placed in the same location as the (existing) fence that is coming down.
  
3. Applicant: Richard A. Furnal Revocable Trust  
Location: 15 Bayview Drive  
Mon. Co. Tax No.: 017.04-2-60  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for the relocation of an existing detached accessory structure (14.3 feet x 28.3 feet; 404.7 square feet cabana/boat house), to be a distance of 1.0 feet from the (west) side setback instead of the 7.5 feet minimum required. Section 211-11 E (1), Table 1

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4. Applicant: Sara DeGroot  
Location: 2644 Edgemere Drive  
Mon. Co. Tax No.: 026.15-1-25  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed principal structure (one-story) addition, to have an (east) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I  
b) An area variance for lot coverage of 36.2%, instead of the 25% maximum permitted. Section 211-11 D (2), Table I  
c) An area variance for a proposed driveway to have a length of 13.6 feet, instead of the 22.0 feet minimum required (exclusive of its apron). Section 211- 41 G
5. Applicant: Christine Klos  
Location: 324 South Drive  
Mon. Co. Tax No.: 026.18-4-28  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for proposed deck (14.0 feet x 18.0 feet; 252.0 square feet) 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 (two-story) principal structure to have an (east) side setback of 5.2 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I  
c) An area variance for a proposed (two-story) principal structure to have a (west) side setback of 5.2 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I  
d) An area variance for a proposed (two-story) principal structure, to have a rear setback of 20.2 feet, instead of the 38.7 feet minimum required, measured from the south right-of-way line of South Drive. Section 211-11 D (2), Table I  
e) An area variance for lot coverage of 36.8%, instead of the 25% maximum permitted. Section 211-11 D (2), Table I

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6. Applicant: Lori Matla  
Location: 153 North Drive  
Mon. Co. Tax No.: 026.14-1-44  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for proposed (one-story) principal structure to have a front setback of 112.0 ft. (measured from the north right-of-way line of North Drive), instead of the 97.0 feet maximum, established by the neighborhood average. Section 211-11 D (2), Table I  
b) An area variance for a proposed (one-story) principal structure to have an (east) side setback of 5.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I  
c) An area variance for a proposed (one-story) principal structure to have a (west) side setback of 5.0 feet, instead of the 6.0 feet minimum required. Section 211-11 D (2), Table I  
d) An area variance for a proposed (one-story) principal structure, to have a rear setback of 20.2 feet, instead of the 38.7 feet minimum required, measured from the south right-of-way line of South Drive. Section 211-11 D (2), Table I  
e) An area variance for lot coverage of 39.2%, instead of the 25% maximum permitted. Section 211-11 D (2), Table I
7. Applicant: Rhonda Leaty  
Location: 117 Ridgeway Estates  
Mon. Co. Tax No.: 088.04-2-49  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed principal structure addition, (24.0 feet x 30.0 feet; 708.0 square feet, one-story attached garage), to have a rear setback of approximately 28.0 feet, instead of the 54.6 feet minimum required. Section 211-11 D (2), Table I one-story  
b) An area variance for a proposed principal structure addition, (24.0 feet x 30.0 feet; 708.0 square feet one-story attached garage), resulting in a total gross floor area of 1500 square feet in all accessory structures, where 1000 square feet is the maximum gross floor area permitted for lots greater than 16,000 square feet in area, but less than one acre. Section 211-11 E (1), Table I

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Wednesday, November 6, 2019**