



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 16, 2018

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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Old Business:

1. Applicant: Patricia Nacco
Location: 29 Lombardy Circle
Mon. Co. Tax No.: 058.02-10-18
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed in-ground pool (16.0 feet x 32.0 feet; 512.0 square feet) to be located in the (south) side yard, where accessory structures, such as pools, are permitted in rear yards only; and for said pool to have a (south) side setback of 7.0± feet (measured from the water's edge), instead of the 9.2± feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
 - b) An area variance for an existing deck (330± square feet) located in the (south) side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

2. Applicant: Frank Zannie
Location: 115 Pickering Drive
Mon. Co. Tax No.: 058.02-6-2
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed attached garage addition (532± square feet) to have a (north) side setback of 6.8 feet, instead of the 9.0 feet minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for existing and proposed accessory structures which result in a total gross floor area of 1208± square feet, 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

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3. Applicant: Reid Petroleum Corp.
Location: 3561 Latta Road
Mon. Co. Tax No.: 044.04-1-1 & 044.04-1-12
Zoning District: BR (Restricted Business)
Request: a) A special use permit to operate a gasoline dispensing station in accordance with the regulations established in Section 211-34. Sec. 211- 17 B (3) (b) [2]
b) An area variance for a proposed gasoline dispensing station canopy (42.0 feet x 86.0 feet; 3612.0 square feet), instead of the 1500.0 square feet maximum permitted. Sec. 211-34 C
c) An area variance for a proposed 6.0-foot-high, closed-construction fence (275± linear feet) to be located in the front and corner yard of a corner lot, where fences in front and corner yards shall be of open construction and shall not exceed four feet in height. Sec. 211-46 L

New Business:

1. Applicant: Carol Cross
Location: 136 Pepperidge Drive
Mon. Co. Tax No.: 074.13-1-56
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed deck (10.0 feet x 10.0 feet; 100.0 square feet) to be located in the (west) front yard of a corner lot, where accessory structures, such as decks, are permitted in the rear yard only; and for said deck to have a (west) front setback of 31.5± feet (measured from the east right-of-way line of Pepperidge Drive), instead of the 39.9 feet minimum as established by the neighborhood average. Sec. 211-11 E (1), Sec. 211-11 E (3)
2. Applicant: John Tufano
Location: 104 Sackets Landing
Mon. Co. Tax No.: 033.04-4-14
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (135± linear feet) to be located in the (north) front yard of a corner lot, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

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3. Applicant: Teri Cashion
Location: 200 Sackets Landing
Mon. Co. Tax No.: 033.04-4-13
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (115± linear feet) to be located in the (south) front yard of a corner lot, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L

4. Applicant: Lindsay Patton
Location: 27 Alcott Road
Mon. Co. Tax No.: 074.15-4-23
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (24± linear feet) to be located in a front yard of an interior lot, where fences in the front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L

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5. Applicant: Pinar Sonmez
Location: 2740 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-9
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing deck (710± square feet) located in the waterfront yard, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a front setback of 80.0± feet (measured from the north right-of-way line of Old Edgemere Drive) instead of the 78.0± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table
b) An area variance for an existing deck (710± square feet) to have a (east) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
c) An area variance for an existing deck (710± square feet) to have a (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
d) An area variance for an existing hot tub located in the waterfront yard where accessory structures, such as hot tubs, are permitted only in rear yards. Sec. 211-11 E (3)
e) An area variance for an existing 6.0-foot-high, closed-construction fence (28± linear feet) on an existing deck in a waterfront yard, where fences on decks are permitted only in rear yards; and for said fence to have a (east & west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211- 46 C

ADJOURNMENT:

NEXT MEETING: November 7, 2018

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