



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 6, 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
NOVEMBER 6, 2019

Old Business:

1. 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)

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.

BOARD OF ZONING APPEALS AGENDA
NOVEMBER 6, 2019

New Business:

1. Applicant: Jeffrey J. & Joanne Schwallie
Location: 3258 Edgemere Drive
Mon. Co. Tax No.: 026.39-4-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch (8.5 feet x 10.5 feet; 89.3 square feet) to have an east side setback of 3.0 feet instead of the 6.0 feet minimum required. Section 211-11 D(1)(b); Section 211-11 D(2), Table I

2. Applicant: Michael Wilder
Location: 19 Baneberry Way
Mon. Co. Tax No.: 025.03-3-38.1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure, (5.0 feet x 30.0 feet; approximately 150.0 square feet pool deck), to be partially located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3).

3. Applicant: John Goselin
Location: 193 Orchard Creek Lane
Mon. Co. Tax No.: 059.07-1-17
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed principle structure addition, (20.0 feet x 27.0 feet; 540.0 square feet attached garage), to have a front setback of approximately 30.0 feet instead of the 42.4 feet minimum, established by the neighborhood average. Section 211-11 D(1)(b); Section 211-11 D(2), Table I
 - b) An area variance for a proposed principle structure addition, (20.0 feet x 27.0 feet; 540.0 square feet attached garage), to have a rear setback of approximately 25.0 feet instead of the 36.0 feet minimum required. Section 211-11 D(2), Table I

BOARD OF ZONING APPEALS AGENDA
NOVEMBER 6, 2019

4. Applicant: David A. Palumbo
Location: 1395 Island Cottage Road
Mon. Co. Tax No.: 035.03-1-28.1
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed third (south side) roof-mounted sign, 4.0 feet x 29.0 feet; 116.0 square feet, where a second building mounted sign, totaling 47.5 square feet, was granted by the Board of Zoning Appeals on October 28, 1974. Section 211-52 B(2)(a)[1] & Section 211-52 B(2)(c)[1], Table VII
5. Applicant: Walmart Real Estate Business Trust
Location: 3800 Dewey Avenue
Mon. Co. Tax No.: 060.10-1-1.11
Zoning District: BG (General Business)
Request: a) An area variance for lot coverage of 21.55% instead of the 21.43% granted by the Board of Zoning Appeals on September 12, 2007. Section 211-17 (4), Table III
b) An area variance for a proposed sixth (west side) building-mounted sign ("*Pickup"; 41.13 square feet), instead of the combined five (5) building-mounted signs granted by the Board of Zoning Appeals on February 1, 2012 and April 17, 2018. Section 211-52 B(2)(a)[1]
c) An area variance for twenty-four (24) proposed parking stall directional signs (with logo), consisting of twelve (12) wall/post "*Pickup" signs, (1.5 feet x 3.0 feet; 4.5 square feet; 54 square feet total) and twelve (12) ground "*Pickup" signs, (2.0 feet x 7.0 feet; 14.0 square feet; 168.0 square feet total), where freestanding and building-mounted directional signs, shall not exceed 5.0 square feet and where logos shall not be included. Section 211-52 B(3)(b)[1]; Section 211-52 B(3)(b)[2] & Section 211-52 B(3)(b)[3].

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, November 19, 2019

J:\Ivana\AgendaAssignments\2019\Agenda 1106.docx