



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 19 , 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: Christina Dingman
Location: 121 Estall Road
Mon. Co. Tax No.: 060.74-1-30
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

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: 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].
d) An area variance for a proposed canopy directional sign, ("Order Online. Pick up here"; 1.16 feet x 18.5 feet; 21.46 square feet), where freestanding and building-mounted directional signs shall not exceed 5.0 square feet. 211-52 B(3)(b)[1] & Section 211-52 B(3)(b)[2].

New Business:

1. Applicant: Marla Cangialosi
Location: 21 Shaemus Drive
Mon. Co. Tax No.: 073.02-7-12
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 5.0 feet high, chain-link fence to be located in a front yard, where fences located in a front or corner yard shall not exceed 4.0 feet in height. Section 211-46 L.

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2. Applicant: Frederick Metzger
Location: 1150 Long Pond Road
Mon. Co. Tax No.: 074.10-4-36
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed subdivision lot, being Lot #11 of the Long Pond Woods Subdivision, to have a lot depth of 120.0 feet, instead of the 147.0 feet required. Section 211-11 D(2), Table1
3. Applicant: James Russo
Location: 700 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-27
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure, two-story detached garage, (700.0 square feet first floor; 900.0 square feet second floor), totaling 1600.0 square feet, instead of the 1100.0 square feet granted by the Board of Zoning Appeals on August 20, 2019. Section 211-11 E(1), Table I
b) An area variance for a proposed accessory structure, two-story detached garage, (700.0 square feet first floor; 900.0 square feet second floor), totaling 1600.0 square feet, to have an overall height of 24.0 feet, instead of the 20.0 feet granted by the Board of Zoning Appeals on August 20, 2019. Section 211-11 E(1), Table I
c) Request of relief from testimony and a condition of approval pertaining to an area variance granted by the Board of Zoning appeals on August 20, 2019 to allow a water connection to a proposed accessory structure (detached garage).
4. Applicant: David Ferris
Location: 1242 Long Pond Road
Mon. Co. Tax No.: 074.14-2-9
Zoning District: BR (Restricted Business)
Request: Waiver of a special use permit to operate a motor vehicle service station (general automotive repair), in accordance with the regulations established in Section 211-17 B(3)(b)[3] & Section 211-35.

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, December 3, 2019

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