



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 27, 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: Jeffrey Hennen
Location: 559 Mill Road
Mon. Co. Tax No.: 058.03-3-9
Zoning District: R1-12 (Single-Family Residential)
Request: a) An area variance for a proposed covered porch (L-shaped; 245± square feet) to have a front (north) setback of 70.0± feet (measured from the centerline of Mill Road), instead of the 90.0 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for an existing principal building (single-family dwelling) to have a (west) side setback of 6.6 feet, instead of the 8.0 feet minimum required. Sec. 211-11 D (2), Table I

2. Applicant: Augustin Ayan
Location: 2220 Latta Road
Mon. Co. Tax No.: 045.16-4-27.211
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow eight (8) dogs to be kept at a dwelling unit, instead of the maximum three (3) dogs permitted per dwelling unit. Sec. 211-30 A

3. Applicant: Greece Obestetrics & Gynecology, LLP
Location: 2337 Ridgeway Avenue
Mon. Co. Tax No.: 089.14-2-21
Zoning District: BP-2 (Professional Office)
Request: An area variance for a proposed second (north side) building-mounted sign (Greece OB/GYN logo; oval shaped; 21± square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

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4. 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: Wilma Bloss
Location: 260 Arlidge Drive (a.k.a 151 El Rancho Drive)
Mon. Co. Tax No.: 075.10-8-8
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: David Nuccitelli
Location: 900 Edgemere Drive
Mon. Co. Tax No.: 035.10-1-29
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed attached garage addition (161± square feet) to have a (east) side setback of 3.8 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
b) An area variance for a proposed attached garage addition (161± square feet) to have a (south) rear setback of 49.5 feet (measured from the centerline of Edgemere Drive), instead of the 85.4 feet minimum required. Sec. 211-11 D (2), Table I

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3. Applicant: Benjamin Gioseffi
Location: 227 Janes Road
Mon. Co. Tax No.: 045.08-1-1
Zoning District: RMH (Multiple-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (8± 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
4. Applicant: Christine Payne
Location: 1950 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-1
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed attached garage (620 ± square feet) to have a front (south) setback of 16.0 feet (measured from Crescent Beach Road AKA Old Edgemere Drive), instead of the 38.0 feet minimum as established by the neighborhood average. Sec. 211-11 D (1) (b), Sec. 211-11 D (2), Table 1
b) An area variance for a proposed attached garage (620± square feet) to have a (east) side setback of 2.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
c) An area variance for a proposed lot coverage of 36.9%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
5. Applicant: Bob Johnson Buick GMC
Location: 4389 West Ridge Road
Mon. Co. Tax No.: 073.01-3-17.1, 073.01-3-17 through 073.01-3-30, inclusive, and 073.03-1-27.1
Zoning District: BG (General Business)
Request: An area variance for a proposed third (north side) building-mounted sign ("Bob Johnson"; 21.0 square feet), instead of the 13.85 square feet granted by the Board of Zoning Appeals On September 15, 2015. Sec. 211-52 B (2) (a) [1]

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6. Applicant: Ridge Mart, Inc.
Location: 2534 West Ridge Road
Mon. Co. Tax No.: 074.14-2-11
Zoning District: BR (Restricted Business)
Request: a) A special use permit to operate a gasoline dispensing stations in accordance with the regulations established in Sec. 211-34. Sec. 211-17 B (3) (b) [2]
b) An area variance a proposed 16,000-gallon underground fuel storage tank, instead of the 10,000-gallon maximum permitted in non-residential zoning districts. Sec. 211-26 C (1) (a)

ADJOURNMENT:

NEXT MEETING: December 11, 2018

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