



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS MINUTES

FEBRUARY 16, 2016

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

This Meeting was cancelled late afternoon on February 16, 2016 due to a snow storm.

BOARD OF ZONING APPEALS MINUTES
February 16, 2016

Old Business:

1. Applicant: GP Custom Auto
Location: 1599 Long Pond Road
Mon. Co. Tax No.: 089.03-2-8
Zoning District: BR (Restricted Business)
Request: A public hearing for the Board of Zoning Appeals to consider whether or not a special permit grantee, G.P. Custom Auto, has violated the terms and conditions of the special permit to operate a motor vehicle service station which the Board of Zoning Appeals granted on May 20, 2014, and whether said special permit should be revoked. Sec. 211-60 A (5) (a)

2. Applicant: Daniel Pearl
Location: 107 Long Pond Road
Mon. Co. Tax No.: 034.02-1-21
Zoning District: R1-44 (Single-Family Residential)
Request:
 - a) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec.211-11 D (2), Table I
 - b) An area variance for a proposed principal building (single-family dwelling), following demolition of the existing single-family dwelling, to have a (south) side setback of 11.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for a proposed deck (1440± square feet) to be located in the front yard and side yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a proposed front setback of 727.5 feet (measured from the west right-of-way line of Long Pond Road), instead of the 472.5 feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - d) An area variance for a proposed deck (1440± square feet) to have a (north) side setback of 7.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
 - e) An area variance for a proposed deck (1440± square feet) to have a (south) side setback of 5.5 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I
 - f) An area variance for a proposed second story deck (8.0 feet x 14.0 feet; 112 square feet) to be located in the front

BOARD OF ZONING APPEALS MINUTES
February 16, 2016

yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

g) An area variance for a proposed shed (80± square feet) to be located in a side yard, where accessory structures, such as sheds, are permitted in the rear yards only. Sec. 211-11 E (3)

h) An area variance for an existing shed (7.0 feet x 22.0 feet; 154 square feet) to have a (south) side setback of 4.96 feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I

i) An area variance for a proposed detached garage (550± square feet) to have a (south) side setback of 8.0 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I

j) An area variance for an existing detached garage (542± square feet) to have a (south) side setback of 5.17 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I

k) An area variance for a proposed detached garage addition (750± square feet) to have a (south) side setback of 5.16 feet, instead of the 20.0 feet minimum required. Sec. 211-11 E (1), Table I

l) An area variance for existing and proposed accessory structures which result in a total gross floor area of 2076± square feet, instead of the 1250 square feet maximum gross floor area permitted for accessory structures on lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS MINUTES
February 16, 2016

New Business:

1. Applicant: Michael W. Godden
Location: 2482 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-51
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed two-story addition (443.6± square feet) to have a (east) side setback of 2.5 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed two-story addition (443.6± square feet) to have a (west) side setback of 1.6 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
 - c) An area variance for an existing detached garage (13.5 feet x 37.0 feet; 499.5 square feet) to have a (west) side setback varying from 1.8 feet to 4.0 feet, instead of the 3.0 feet to 5.0 feet granted by the Board of Zoning Appeals on November 4, 2009. Sec. 211-11 E (1), Table I
 - d) An area variance for a proposed lot coverage of 29.8%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

2. Applicant: Christopher Barone
Location: 68 Crossroads Lane
Mon. Co. Tax No.: 045.19-2-57
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch addition (8.0 feet x 30.4 feet; 243.2 square feet) to have a front setback of 31.5± feet (measured from the east right-of-way line of Crossroads Lane), instead of the 46.3 feet minimum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I

BOARD OF ZONING APPEALS MINUTES
February 16, 2016

3. Applicant: Robert Murray
Location: 39 Deschel Drive
Mon. Co. Tax No.: 088.12-2-21
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for an existing detached garage (24.0 feet x 31.0 feet; 744.0 square feet), resulting in a total gross floor area of 1214.3± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for accessory structures on lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I
b) An area variance for a proposed lot coverage of 25.2%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
c) An area variance for an existing aboveground pool (24-foot-diameter; round) to have a (east) side setback of 7.5± feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I

ADJOURNMENT:

NEXT MEETING: March 1, 2016