



TOWN OF CICERO, NEW YORK  
ZONING BOARD OF APPEALS

Agenda-Regular Meeting  
**Monday, February 1, 2016 6:00 PM**

**Approval of ZBA Minutes from the December 7, 2015 Meeting**

**Interpretation**

Deferred from December 7, 2015

Marco Marzocchi (Applicant),

Elk Horn Associates, LLC (Property Owner),  
8141 Brewerton Road,

The applicant requests an interpretation of the Code Enforcement Officer's determination of violation against 8141 Brewerton Road for non-compliance with zoning provisions. The offense is the failure to implement the approved site plan improvements and to comply with the imposed conditions of the Planning Board approval for Marble International.

**Area Variance**

Peter Giordano,  
9012 Beach Road,

An area variance to construct a one family dwelling in an R-10 zone where the proposed front yard setback is 20.0 feet where 30.0 feet is required. The minimum side yard setback is 3.0 feet where 6.0 feet is required. The total side yard setback is 6.0 feet where 15.0 feet is required and the total lot area coverage is 33% where 25% is allowed.

**Area Variance**

James Phillips,  
8022 Kneeskern Road,

An area variance for a proposed non-residential structure in an R-15 zone. The lot area is .17 acres where 2.0 acres is required. The minimum building line is 75.0 feet where 200.0 feet is required and the minimum lot depth is 100.0 feet where 240.0 feet is required. The minimum side yard setback is 11.0 feet where 30.0 feet is required and the rear yard setback is 28.0 feet where 40.0 feet is required.

**Area Variance**

Samuel Mere,  
5940 McKinley Road,

An area variance where a 48.0' x 60.0' (2,880 sq.ft.) post framed garage is being proposed where private garages not exceeding 700 square feet in area are allowed when used as an accessory use to the principal residential use of the property.

**Area Variance**

Sal & Sharon Fanelli,  
8888 Seneca Avenue,

An area variance for the construction of a 24' x 29' detached accessory garage. The proposed rear yard setback is 14.5 feet where 30.0 feet is required.

**APPLICANT OR SOMEONE REPRESENTING THE APPLICANT MUST APPEAR AT THE MEETING.**

**Next Scheduled Regular Meeting: Monday, March 7, 2016**