



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 5, 2015

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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NEW BUSINESS:

1. Applicant: Allison Marley
Location: 488 East Manitou Road
Mon. Co. Tax No.: 033.02-2-4.11
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed 6.0 foot high, closed construction fence (approximately 126 linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L

2. Applicant: Brian Romeo
Location: 151 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 foot high, closed construction fence (approximately 173 linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L

3. Applicant: Robert Vacchetto
Location: 316 South Drive
Mon. Co. Tax No.: 026.18-4-29
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed deck addition (222 square feet \pm) to be located in the front yard, where accessory structures, such as decks are permitted in the rear yard only. Sec. 211-11 E (3)
 - b) An area variance for a proposed above-ground pool (12.0 feet x 23.0 feet; 276 square feet) to be located in the front yard, where accessory structures, such as pools are permitted in the rear yard only. Sec. 211-11 E (3)
 - c) An area variance for a proposed above-ground pool (12.0 feet x 23.0 feet; 276 square feet) to be located 6.0 feet from an existing sunroom, instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)
 - d) An area variance for proposed lot coverage of 36%, instead of the 29.7% approved by the Board of Zoning Appeals on March 7, 2000. Sec. 211-11D (2), Table I

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4. Applicant: Mark Sundquist
Location: 115 College Avenue
Mon. Co. Tax No.: 044.04-2-56
Zoning District: R1-18 (Single-Family Residential)
Request: a) An area variance for a proposed two-story detached garage (22.0 feet x 24.0 feet; total gross floor area 768 square feet) to have a west side setback of 4.9 feet, instead of the 10.0 feet minimum required. Sec. 211-11 E (1), Table I
b) An area variance for a proposed two-story detached garage (22.0 feet x 24.0 feet; total gross floor area 768 square feet) to have to have a height of 21.7 feet, instead of the 17.0 feet maximum permitted for accessory structures. Sec. 211-11 E (1), Table I
5. Applicant: Mark Freedman
Location: 160 Wildwood Drive
Mon. Co. Tax No.: 060.72-1-10
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0 foot high, closed construction fence (approximately 75 linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46L
b) An area variance for a proposed 6.0 foot high closed construction fence (approximately 30 linear feet) located in a front yard, where fences located within the clear visibility portion of a front yard shall not exceed 3.0 feet in height and shall be of open construction. Sec.211-46 D, Sec. 211-46 L
c) An area variance for an existing 4.0 foot high open construction fence (approximately 30 linear feet) located in a front yard, where fences located within the clear visibility portion of a front yard shall not exceed 3.0 feet in height and shall be of open construction. Sec. 211-46 D, Sec. 211-46L
6. Applicant: Sunscape Farms
Location: 1510 & 1532 Maiden Lane
Mon. Co. Tax No.: 059.19-3-1.1 & 059.19-3-26
Zoning District: R1-18 (Single-Family Residential)
Request: A special use permit to allow the sales of farm- and garden-related goods, materials or merchandise that are not produced on the premises, provided that said sales also include produce, flowers or other plants grown on the premises. Sec.211-11 C (2) (d)

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7. Applicant: West Herr Automotive Group
Location: 4545 West Ridge Road
Mon. Co. Tax No.: 073.01-3-5, 073.01-3-6.1, 073.01-3-7, 073.01-3-8, 073.01-3-9.1, 073.01-3-10, and 073.01-3-11
Zoning District: BG (General Business)
Request: A special use permit to expand an existing business for the sale or lease of new and used cars and trucks, including related repair or service facilities; and a special use permit to expand an existing outdoor storage or display area for sale or lease of such motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

OLD BUSINESS:

1. 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)

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, May 19, 2015