



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 19, 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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OLD BUSINESS:

1. 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) to be located in a front yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)
 - b) An area variance for a proposed aboveground pool (12.0 feet x 23.0 feet; 276 square feet) to be located in a front yard, where accessory structures, such as pools, are permitted in rear yards only. Sec. 211-11 E (3)
 - c) An area variance for a proposed aboveground 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

2. 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) to be 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

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NEW BUSINESS:

1. Applicant: William Stewart
Location: 146 Marwood Road
Mon. Co. Tax No.: 060.07-9-42
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed detached garage (12.0 feet x 24.0 feet; 288 square feet) to have a (south) side setback of 3.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
 - b) An area variance for an existing shed (8.2 feet x 8.3 feet; 68 square feet) to have a (east) side setback of 1.9 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for an existing shed (8.2 feet x 8.3 feet; 68 square feet) to have a (north) side setback of 2.0 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I

2. Applicant: Maureen McGrath
Location: 68 Ontario Boulevard
Mon. Co. Tax No.: 017.12-2-21
Zoning District: R1-E (Single Family Residential)
Request:
 - a) An area variance for a proposed garage (13.0 feet x 22.0 feet; 286 square feet) to have a (west) side setback of 1.8 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
 - b) An area variance for an existing deck (8.5 feet x 13.0 feet; 111 square feet) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (3)

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3. Applicant: Stephen Robinson
Location: 101 Bonesteel Street
Mon. Co. Tax No.: 075.71-1-10
Zoning District: R1-E (Single Family Residential)
Request: a) An area variance for a proposed closed-construction fence (6± linear feet at 4.0 feet high, 11± linear feet at 5.0 feet high, and 24± linear feet at 6.0 feet high; 41± linear feet total) 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. 211-46 L
b) An area variance for a proposed closed-construction fence (6± linear feet at 4.0 feet high, 11± linear feet at 5.0 feet high, and 24± linear feet at 6.0 feet high; 41± linear feet total) to be located in the clear visibility portion of a lot, where fences in the clear visibility portion of a lot 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 6.0-foot-high, closed-construction fence (45± 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. 211-46 L
4. Applicant Charles Edwards
Location: 2599 West Ridge Road
Mon. Co. Tax No.: 074.14-3-9
Zoning District: BR (Restricted Business)
Request: a) An area variance for 12 proposed parking spaces, instead of the 17 parking spaces minimum required. Sec. 211-45 Q
b) An area variance for an existing freestanding sign (3.0 feet x 6.25 feet; 19 square feet) to have a setback of 2.0 feet from the south right-of-way line of West Ridge Road, instead of the 15 feet minimum required, and for the lowest side of said sign to be 3.8 feet above the nearest street grade, instead of the 7.0 feet minimum required. Sec. 211-52 B (1) (b) [1], Sec. 211-52 B (1) (c)

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ADJOURNMENT

NEXT MEETING: Tuesday, June 2, 2015

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