



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 5, 2016**

**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 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: James Pilkenton  
Location: 165 Barcrest Drive  
Mon. Co. Tax No.: 060.09-5-16  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for an existing principal structure to have a (south) side setback of 6.4 feet, instead of the 7.6 feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
  - b) An area variance for an existing deck (1334.8± square feet) to have a (north & west) side setback of 0.0 feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
  - c) An area variance for existing accessory structures, totaling 1083.4± square feet, instead of the 972.0 square feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 E (1), Table I
  - d) An area variance for proposed lot coverage of 42.8%, instead of the 28% granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
  - e) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (35.3± linear feet) to have a (north) side setback of 0.0 to 7.4 feet, instead of the 8.0 feet minimum required. Sec. 211-47 C (2)
  - f) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (20± linear feet) to have a rear setback of 0.0 feet, instead of the 36.8 feet minimum required. Sec. 211-47 C (2)
  - g) An area variance for an existing closed-construction fence (67± linear feet) to have a height ranging from 7.3± feet to 8.7± feet (measured from the top of said fence to the ground directly beneath it), instead of the 6.0 feet maximum permitted. Sec. 211-47

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2. Applicant: Paul Palermo  
Location: 2676 Edgemere Drive  
Mon. Co. Tax No.: 026.15-1-19  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed two-story detached garage (2016 square feet), instead of the 963.5 square feet granted by the Board of Zoning Appeals on November 27, 2012. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed two-story detached garage (2016 square feet) to have a height of 23.0 feet, instead of the 17.0 feet maximum required. Sec. 211-11 E (1), Table I  
c) An area variance for a proposed two-story detached garage (2016 square feet) exceeding the total area of the principal structure (1800 square feet) on the premises. Sec. 211-11 E (1), Table I
3. Applicant: Ozgur Ercan  
Location: 83 Brick Landing  
Mon. Co. Tax No.: 058.03-3-90  
Zoning District: R1-E (Single-Family Residential)  
Request: a) A special use permit for an existing in-law apartment. Sec. 211-11 (C) (2) (e)  
b) An area variance for a proposed addition to an existing in-law apartment (13.0 feet x 18.0 feet; 234 square feet) resulting in a gross floor area of 813± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which said in-law apartment is located). Sec. 211-11 C (2) (e) [2]  
c) An area variance for a proposed deck (202± square feet) to be located in a side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

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**New Business:**

1. Applicant: J & T Management of New York, LLC  
Location: 28 Falmouth Street  
Mon. Co. Tax No.: 075.72-1-13  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for an existing 4.0-foot-high, closed-construction fence (91± linear feet) located in a front yard, where fences in a front yard shall be of open construction. Sec. 211- 46 L
  - b) An area variance for an existing 4.0-foot-high, closed-construction fence (26.5± linear feet) located in the clear visibility portion of a front yard, where fences located within such area shall not exceed 3.0 feet in height and shall be of open construction. Sec. 211-46 D, Sec. 211-46 L

**ADJOURNMENT:**

**NEXT MEETING: January 19, 2016**