



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 4, 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

BOARD OF ZONING APPEALS AGENDA
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Old Business:

1. Applicant: James Russo
Location: 700 Edgemere Drive
Mon. Co. Tax No.: 035.14-1-27
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed deck (16.0 feet x 18.3 feet; 292.8 square feet) to be located in the front 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 55.0 feet (measured from the north right-of-way line of Edgemere Drive), instead of the 42.2 feet maximum established by the neighborhood average; and for said deck to have a proposed (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - b) An area variance for a proposed second-story deck (10.0 accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a proposed front setback of 49.0 feet (measured from the north right-of-way line of Edgemere Drive), instead of the 42.2 feet maximum established by the neighborhood average; and for said deck to have a proposed (west) side setback of 3.6 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - c) An area variance for an existing principal structure to have a (west) side setback of 0.5 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-22 B (1) (a)
 - d) An area variance for an existing principal structure to have a rear setback of 30.8 feet (measured from the centerline of Edgemere Drive), instead of the 113.0 feet minimum required. Sec. 211-11 D (2), Table I, Sec. 211-22 B (1) (a)

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New 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

2. Applicant: Sharon DeVoe
Location: 150 Fielding Drive
Mon. Co. Tax No.: 074.11-6-28
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (12± linear feet) to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet and shall be of open construction. Sec. 211-46L

3. Applicant: Gerald Pozzuolo
Location: 1230 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-42
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed detached garage (16.0 feet x 25.0 feet; 400 square feet) to have a (east) side setback of 0.5 feet, instead of the 3.5 feet granted by the Board of Zoning Appeals on July 5, 2011. Sec. 211-11 E (1), Table I

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4. Applicant: Thomas Kunz
Location: 2780 Edgemere Drive
Mon.Co.Tax No.: 026.15-1-3
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed attached garage addition (13.6 feet x 35.9 feet; 488.2 square feet) to have an (east) side setback of 4.0 feet, instead of the 6.0 minimum required. Sec. 211-11 E (1), Table I
 - b) An area variance for a proposed attached garage addition (13.6 feet x 35.9 feet; 488.2 square feet) to have a rear setback of 28.0 feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 33.2 feet minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for existing and proposed accessory structures, totaling 863.4 square feet, where 800 square feet is the maximum gross floor area permitted for lots less than 16,000 square feet in lot area. Sec. 211-11 E (1), Table I
 - d) An area variance for an existing and proposed (west) side setback of 1.1 to 2.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I, Sec. 211-22 B (1) (a) [2]
 - e) An area variance for an existing deck (404± square feet) to be located in the front 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 86.0 feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 80.0 feet maximum established by the neighborhood average; and for said deck to have a proposed (west) side setback of 2.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec.211-11 D (2), Table I, Sec. 211-11 E (1), Table I
 - f) An area variance for a proposed second-story deck (6.0 feet x 12.0 feet; 72.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)

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5. Applicant: 846 LPR, LLC, 834-850 LPR, LLC, 1700 English Road LLC
Location: 834-854 Long Pond Road & 1700 English Road
Zoning District: BR (Restricted Business)
Request: An area variance for an existing business center to have 342 parking spaces, instead of the 365 spaces required. Sec. 211-45 S (1), Sec. 211-45 Q, Sec. 211-45 Z
6. Applicant: ABC, LLC
Location: 3160 West Ridge Road
Mon. Co. Tax No.: 074.01-1-7.1
Zoning District: BG (General Business)
Request: An area variance for a proposed building-mounted sign (4.5 feet x 49.9 feet; 222.3 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted for a business which does not face a street. Sec. 211-52 B (2) (c) [2]
7. Applicant: Heritage Jewelers
Location: 2547 West Ridge Road
Mon. Co. Tax No.: 074.14-3-12
Zoning District: BR (Restrict Business)
Request: a) An area variance for two (2) proposed temporary promotional banners (5.0 feet x 30.0 feet; 150.0 square feet each), totaling 300.0 square feet in sign area, instead of the one (1) promotional banner not to exceed 20 square feet. Sec. 211-51 E (3), Table V
b) An area variance for two (2) proposed temporary promotional banners (5.0 feet x 30.0 feet; 150.0 square feet each), totaling 300.0 square feet in sign area, to have a duration of forty-five (45) days, instead of the thirty (30) days maximum permitted. Sec. 211-51 E (3), Table V

ADJOURNMENT:

NEXT MEETING: November 17, 2015