



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 17, 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 T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

BOARD OF ZONING APPEALS AGENDA
November 17, 2015

Old Business:

1. 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

2. 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)

BOARD OF ZONING APPEALS AGENDA
November 17, 2015

New Business:

1. 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

2. Applicant: Avid Indoor Golf & Fitness and Ridgemont Properties, LLC
Location: 3655 West Ridge Road & 3717 West Ridge Road
Mon. Co. Tax No.: 073.04-2-17.11
Zoning District: R1-E (Single-Family Residential) & R1-18 (Single-Family Residential)
Request:
 - a) An area variance for a proposed building-mounted sign ("Indoor Golf & Fitness"; 3.0 feet x 8.9 feet; 26.7 square feet), where none (0) are permitted. Sec.211-52 A
 - b) An area variance for a proposed freestanding sign ("Avid Indoor Golf & Fitness"; 4.0 feet x 6.7 feet; 26.8 square feet), where none (0) are permitted. Sec. 211-52 A
 - c) An area variance for an existing freestanding sign ("Ridgemont Country Club"; 6.0 feet x 6.0 feet; 36.0 square feet), where none (0) are permitted; and for said sign to be located 6.0 feet from the south right-of-way of West Ridge Road, instead of the 15.0 feet minimum required; and for said sign to be more than four (4.0) feet above the nearest street grade. Sec. 211-52 A, Sec. 211-52 A (1)
 - d) An area variance for an existing freestanding sign ("Golf Instruction"; 6.0 feet x 6.5 feet; 39 square feet), where none (0) are permitted. Sec. 211-52 A
 - e) An area variance for an existing freestanding sign ("Ridgemont Country Club"; 8.0 feet x 8.0 feet; 64 square feet), where none (0) are permitted. Sec. 211-52 A

BOARD OF ZONING APPEALS AGENDA
November 17, 2015

ADJOURNMENT:

NEXT MEETING: December 1, 2015

J:\John Agenda Assignments\2015\Agenda 1117 2015.doc