



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 19, 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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New Business:

1. Applicant: Sean Lemcke
Location: 225 Emery Run
Mon. Co. Tax No.: 045.02-7-34
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (102± 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

2. Applicant: Christopher Majcher
Location: 786 Stone Road
Mon. Co. Tax No.: 075.06-7-17
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed 6.0-foot-high, closed-construction fence (75.0± 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 10.0-foot-high, closed-construction fence (35.0± 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
 - c) An area variance for a proposed 10.0-foot-high, closed-construction fence (162.0± linear feet) to be located in the side and rear yards, where fences in side and rear yards shall not exceed 6.0 feet in height. Sec. 211-47

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3. Applicant: Janine Barry
Location: 2084 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-37
Zoning District: R1-E (Single-Family Residential)
Request:
- a) An area variance for a proposed two-story addition (1444± square feet) to have a rear setback of 22.0± feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 34.9 feet minimum required. Sec. 211-11 D (2), Table I
 - b) An area variance for a proposed second-story deck (12.04 feet x 26.67 feet; 321.1 square feet, including a covered area of 137.0 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211-11 E (3)
 - c) An area variance for existing and proposed accessory structures which result in a total gross floor area of 1201± square feet, instead of the 1000 square feet maximum gross floor area permitted for accessory structures on lots with a lot area of 16,000 square feet to one (1) acre. Sec. 211-11 E (1), Table I
 - d) An area variance for an existing deck (754± square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted in rear yards only; and for said deck to have a front setback of 117± feet (measured from the north right-of-way line of Old Edgemere Drive) instead of the 78.3 feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
 - e) An area variance for an existing second-story deck (374± square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted in the rear yard only. Sec. 211-11 E (3)
 - f) An area variance for an existing deck (324± square feet) to have a (west) side setback of 8.5± feet, instead of the 10.0 feet minimum required. Sec. 211-11 D (1), Table I

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4. Applicant: Fuccillo Automotive Group
Location: 4291 West Ridge Road
Mon. Co. Tax No.: 073.01-3-26.1
Zoning District: BG (General Business)
Request: A special use permit for the sale or lease of new and used cars and trucks, including related repair or service facilities; and for the outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3], Sec. 211-17 C (3) (b) [4], Sec. 211-35

ADJOURNMENT:

NEXT MEETING: May 3, 2016

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