



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 3, 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

BOARD OF ZONING APPEALS AGENDA
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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: Sean Lemcke
Location: 225 Emery Run
Mon. Co. Tax No.: 045.02-7-34
Zoning District: R1-12 (Single-Family Residential)
Request: a) 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
b) An area variance for a proposed 6.0-foot-high, closed-construction fence (15± linear feet) to be located on a corner lot in the portion of the rear yard which adjoins the front yard of an adjoining lot, where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)

New Business:

1. Applicant: Anne Pepe
Location: 210 Brayton Road
Mon. Co. Tax No.: 060.47-3-35
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed lot coverage of 32.9%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

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2. Applicant: Cheryl Vill
Location: 2044 Edgemere Drive
Mon. Co. Tax. No.: 026.20-1-42
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (20.0 feet x 33.0 feet; 660.0 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted in the rear yard only; and for said deck to have a front setback of 87.0± feet (measured from the north right-of-way line of Old Edgemere Drive) instead of the 70.5± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
b) An area variance for a proposed deck (20.0 feet x 33.0 feet; 660.0 square feet) to have a (east & west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
c) An area variance for a proposed pergola (8.0 feet x 10.0 feet; 80.0 square feet) to be located in a waterfront yard, where accessory structures, such as pergolas, are permitted in rear yards only. Sec. 211-11 E (3)
d) An area variance for a proposed lot coverage of 57.2%, instead of the 40.29% granted by the Board of Zoning Appeals on August 18, 1998. Sec. 211-11 D (2), Table I
3. Applicant: Mary Jo Cowley
Location: 43 Desmond Road
Mon. Co. Tax No.: 046.10-3-18
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed aboveground (temporary) pool (22-foot-diameter; round) to be located in a front yard, where accessory structures, such as pools, are permitted in rear yards only. Sec. 211-11 E (3)

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4. Applicant: Steve Adams
Location: 2252 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-15
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed second-story deck (10.0 feet x 16.3 feet; 163.0 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 (west) side setback of 5.39 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
5. Applicant: Thomas Streber
Location: 63 Fallingwood Terrace
Mon. Co. Tax No.: 046.10-3-18
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (78.0± 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 6.0-foot-high, closed-construction fence (10.0± linear feet) to be located on a corner lot in the portion of the rear yard which adjoins the front yard of an adjoining lot, where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)
6. Applicant: Thomas Clark
Location: 99 Woodsong Lane
Mon. Co. Tax No.: 046.02-4-49
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed enclosed porch (11.0 feet x 12.0 feet; 132.0 square feet) to be located 5.0 feet from water's edge of an existing aboveground pool, instead of the 10.0 feet minimum required. Sec. 114.12.1 B (2)
b) An area variance for a proposed lot coverage of 26.4%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

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7. Applicant: Mark Campbell
Location: 36 Dutchmans Hollow
Mon. Co. Tax No.: 045.01-3-67
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch (7.0 feet x 37.0 feet; 259.0 square feet) to have a front setback of 34.0 feet (measured from the north right-of-way line of Dutchmans Hollow), instead of the 47.6± feet minimum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I
8. Applicant: Majed Shaibi
Location: 14 Ballad Avenue
Mon. Co. Tax No.: 074.06-1-1
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (129± 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

ADJOURNMENT:

NEXT MEETING: May 17, 2016

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