



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**MAY 17, 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  
May 17, 2016

**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

BOARD OF ZONING APPEALS AGENDA  
May 17, 2016

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: 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

BOARD OF ZONING APPEALS AGENDA  
May 17, 2016

**New Business:**

1. Applicant: Richard Antelli  
Location: 2514 Edgemere Drive  
Mon. Co. Tax No.: 026.15-1-47  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed hot tub (6.0 feet x 6.0 feet; 36.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as hot tubs, are permitted in rear yards only. Sec. 211-11 E (3)
  
2. Applicant: Michael Werner  
Location: 269 Salmon Creek Drive  
Mon. Co. Tax No.: 017.04-3-33  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed attached garage (24.0 feet x 36.0 feet; 864.0 square feet), following the remodel of an existing garage, to have a rear setback of 10.0 feet (measured from the south right-of-way line of Salmon Creek Drive), instead of the 63.9 feet minimum required. Sec. 211-11 D (2), Table I
  - b) An area variance for a proposed attached garage (24.0 feet x 36.0 feet; 864.0 square feet), following the remodeling of an existing garage, to have a driveway length of 10.0 feet, instead of the 22.0 feet minimum required. Sec. 211- 41 G
  - c) An area variance for a proposed attached garage (24.0 feet x 36.0 feet; 864.0 square feet), resulting in a total gross floor area of 864 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS AGENDA  
May 17, 2016

3. Applicant: Emily Gerula  
Location: 5 Acton Street  
Mon. Co. Tax No.: 075.17-4-49  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed 6.0-foot-high 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.  
b) An area variance for a proposed 6.0-foot-high fence (12± linear feet) to be located in a front yard, where fences located within the clear visibility portion of a front yard shall not exceed 3.0 feet in height. Sec. 211-46 D, Sec. 211-46 L  
c) An area variance for a proposed 6.0-foot-high fence (22± 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. Sec. 211-47 A (1)  
d) An area variance for an existing shed (8.3 feet x 8.4 feet; 69.7 square feet) to have a (west) side setback of 0.8 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E (1), Table I

4. Applicant: Mark Zeager  
Location: 58 Judy Ann Drive  
Mon. Co. Tax No.: 059.11-2-40  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (85± 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 (25± 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)

BOARD OF ZONING APPEALS AGENDA  
May 17, 2016

5. Applicant: Eugene Ritter  
Location: 363 Lowden Point Road  
Mon. Co. Tax No.: 026.018-2-3  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed garage addition (554± square feet) to have a front setback of 62.0 feet (measured from the west right-of-way line of Interlaken Road), instead of the 70.0 feet minimum required as established by the neighborhood average. Sec. 211-11 D (1) (b), Sec. 211-11 D (2), Table I  
b) An area variance for a proposed garage addition (554± square feet) to have a front setback of 37.0 feet (measured from the south right-of-way line of Lowden Point Road), instead of the 70.0 feet minimum required as established by the neighborhood average. Sec. 211-11 D (1) (b), Sec. 211-11 D (2), Table I  
c) An area variance for a proposed attached garage addition (554± square feet) to have a rear setback of 31.0 feet, instead of the 36.6 feet minimum required. Sec. 211-11 D (2), Table I  
d) An area variance for existing and proposed accessory structures which result in a total gross floor area of 1045 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
7. Applicant: Vanderstynne Toyota  
Location: 4374 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-1.11  
Zoning District: BG (General Business)  
Request: An area variance for a proposed third building-mounted sign ("Service"; 1.3 feet x 5.9 feet; 7.7 square feet), instead of the two (2) building-mounted signs with a total area of 112.5 square feet granted by the Board of Zoning Appeals on October 26, 1993. Sec. 211-52 B (2) (a) [1], Table VII

**ADJOURNMENT:**

**NEXT MEETING: June 7, 2016**