



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**AUGUST 2, 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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**Old Business:**

1. Applicant: Gabrielle Riorden  
Location: 464 Red Apple Lane  
Mon. Co. Tax No.: 059.08-1-54  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 12-foot-high, closed-construction fence (156.6± linear feet) to be located in the rear yard, where fences in rear yards shall not exceed 6.0 feet in height. Sec. 211-47
  
2. Applicant: Majed Shaibi  
Location: 14 Ballard Avenue  
Mon. Co. Tax No.: 074.06-1-1  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) A public hearing for the Board of Zoning Appeals to consider whether or not a successive application, brought forth within a one (1)-year period, is the same or substantially the same as the application denied by the Board of Zoning Appeals on June 7, 2016. Sec. 211-62 A
  - b) An area variance for a proposed 6.0-foot-high, closed-construction fence (97± linear feet) to be located in a front yard, where fences in front yards shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-46 L
  
3. Applicant: Christina Tanski  
Location: 429 Woodsong Lane  
Mon. Co Tax No.: 046.02-3-67  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed 6.0-foot-high, closed-construction fence (92± linear feet) to be located in a front yard, where fences in front yards 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 (30± linear feet) to be located in the clear visibility portion of a lot, where fences in the clear visibility portion of a lot shall not exceed 3.0 feet in height and shall be of open construction. Sec. 211-46 D

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4. Applicant: Indus Real Estate II, Inc.  
Location: 1271 Long Pond Road & 2585 West Ridge Road  
Mon. Co. Tax No.: 074.14-3-10 & 074.14-3-13  
Zoning District: BR (Restricted Business)  
Request:
- a) An area variance for a proposed freestanding sign to have a sign area of 164.8 square feet (10.3 feet x 16.0 feet, including decorative support area), instead of the 40.0 square feet maximum permitted. Sec 211-52 B (1) (d), Table VI
  - b) An area variance for a proposed freestanding sign to have a setback of 5.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]
  - c) An area variance for a proposed freestanding sign to have a height of 25.0 feet, instead of the 20.0 feet maximum permitted. Sec. 211-52 B (1) (c)
  - d) An area variance for a proposed second freestanding sign with a sign area of 164.8 square feet (10.3 feet x 16.0 feet, including decorative support area) for a business center, instead of the one (1) 40.0-square-foot freestanding sign permitted. Sec. 211-11-52 B (1) (a) [2], Sec. 211-52 B (1) (d), Table I
  - e) An area variance for a proposed second freestanding sign to have a height of 25.0 feet, instead of the 20.0 feet maximum permitted. Sec. 211-52 B (1) (c)
  - f) An area variance for 59 proposed parking spaces in a business center, instead of the minimum 83 parking spaces required. Sec. 211-45 S (1)

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**New Business:**

1. Applicant: Michelle Heintz  
Location: 276 Alfonso Drive  
Mon. Co. Tax No.: 074.11-1-18  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed 6.0-foot-high, closed-construction fence (137± 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)
  
2. Applicant: Matthew Smith  
Location: 100 Dove Tree Lane  
Mon. Co. Tax No.: 058.03-4-42  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed 6.0-foot-high, closed-construction fence (78± 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 an existing shed (10.2 feet x 10.2 feet; 104 square feet) located in the side yard of a corner lot, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3), Sec. 211 A, Figure IV

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3. Applicant: Renee O'Keefe  
Location: 2973 Edgemere Drive  
Mon. Co. Tax No.: 026.10-1-21  
Zoning District: R1-E (Single-Family Residential)  
Request:
- a) An area variance for a proposed principal building (single-family dwelling), following the demolition of the existing single-family dwelling, to have a front setback of 106.5± feet (measured from the north right-of-way line of Edgemere Drive), instead of the 105± feet maximum established by the neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11 D (1) (b)
  - b) An area variance for a proposed principal building (single-family dwelling), following the demolition of the existing single-family dwelling, to have a (west) side setback of 3.47 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
  - c) An area variance for a proposed principal building (single-family dwelling), following the demolition of the existing single-family dwelling, to have a (east) side setback of 5.12 feet, instead of the 6.0 feet minimum required. Sec. 211-11 D (2), Table I
  - d) An area variance for a proposed principal building (single-family dwelling), following the demolition of the existing single-family dwelling, to have a rear setback of 62.27 feet (measured from the centerline of Edgemere Drive), instead of the 101 feet minimum required. Sec. 211-11 D (2), Table I
  - e) An area variance for a proposed second-story deck (6.0 feet x 12.0 feet; 72.0 feet) to be located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)
  - f) An area variance for a proposed lot coverage of 32%, instead of the 26.5% granted by the Board of Zoning Appeals on November 11, 1999. Sec. 211-11 D (2), Table I

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4. Applicant: Leonard Defendorf  
Location: 2112 Edgemere Drive  
Mon. Co. Tax No.: 026.20-1-33  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed carport (24.0 feet x 32.0 feet; 768.0 square feet) to have a rear setback of 2.5± feet (measured from the outlet of Long Pond), instead of the 25.0 feet minimum required for a waterfront lot. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed carport (24.0 feet x 32.0 feet; 768.0 square feet) to have a (west) side setback of 5.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I  
c) An area variance for an existing deck (11.9 feet x 12.5 feet; 148.8 square feet) located in the front yard of a waterfront lot, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)  
d) An area variance for a proposed lot coverage of 27%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
5. Applicant: 4320 West Ridge, LLC  
Location: 4232-4350 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7, 073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12, 073.01-2-68.1 (part)  
Zoning District: BG (General Business)  
Request: a) A special use permit to operate a motor vehicle service station. Sec. 211-17 C (3) (b) [2], Sec. 211-35  
b) A special use permit to operate a gasoline dispensing station. Sec. 211-17 C (3) (b) [1], Sec. 211-34  
c) An area variance for a proposed gasoline dispensing canopy to have an area of 5640 square feet, instead of the 1500 square maximum permitted. Sec. 211-34 C

**ADJOURNMENT:**

**NEXT MEETING: August 16, 2016**