



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**NOVEMBER 1, 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  
November 1, 2016

**Old Business:**

1. 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
  
2. Applicant: Gatti Enterprises, LLC  
Location: 441 & 447 Elmgrove Road  
Mon. Co. Tax No.: 088.03-1-12.131  
Zoning District: IG (General Industrial)  
Request:
  - a) An area variance for a proposed principal building addition (14,600± square feet) to have a front setback of 116.0± feet (measured from the centerline line of Elmgrove Road), instead of 150.0 feet minimum required. Sec. 211-18 B (4), Table IV
  - b) An area variance for a proposed parking area to be located 6.0 feet to 49.9 feet from the western right-of-way line of Elmgrove Road, instead of the 50.0 feet minimum required. Sec. 211-18 B (4), Table IV

BOARD OF ZONING APPEALS AGENDA  
November 1, 2016

3.     Applicant:             Melvin Smith  
       Location:             116 Jade Creek Drive  
       Mon. Co. Tax No.:    044.02-3-22  
       Zoning District:     R1-E (Single-Family Residential)  
       Request:             a) An area variance for a proposed detached garage (30.0 feet x  
                              40.0 feet; 1200.0 square feet), resulting in a total gross floor  
                              area of 1722.6± square feet in all accessory structures, where  
                              1000 square feet is the maximum gross floor area permitted for  
                              lots with a lot area of 16,000 square feet to one (1) acre. Sec.  
                              211-11 E (1), Table I  
  
                              b) An area variance for a proposed detached garage (30.0 feet x  
                              40.0 feet; 1200.0 square feet) to have a (north) side setback of  
                              7.9 feet, instead of the 10.0 feet minimum required. Sec. 211-  
                              11 E (1), Table I
4.     Applicant:             3839 West Ridge Road, LLC  
       Location:             3839 West Ridge Road  
       Mon. Co. Tax No.:    073.04-2-2  
       Zoning District:     BG (General Business)  
       Request:             An area variance for a proposed freestanding sign ("Verizon";  
                              3.08 feet x 6.5 feet; 20.0 square feet) to have to have a setback  
                              of 0.0 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]

BOARD OF ZONING APPEALS AGENDA  
November 1, 2016

**New Business:**

1. Applicant: Timothy Kernan  
Location: 103 Shoreway Drive  
Mon. Co. Tax No.: 026.03-2-14  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed single-story enclosed porch (12.0 feet x 24.1 feet; 289.2 square feet) to have a front setback of 84.8± feet (measured from the south right-of-way line of Shoreway Drive), instead of the 73.5± 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 shed (7.0 feet x 7.0 feet; 49.0 square feet) to be located in a waterfront yard, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)
  - c) An area variance for a proposed hot tub (7.0 feet x 7.0 feet; 49.0 square feet) to be located in a waterfront yard, where accessory structures, such as hot tubs, are permitted only in rear yards. Sec. 211-11 E (3)
  - d) An area variance for an existing deck (15.9 feet x 20.1 feet; 319.6 square feet) located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)
  
2. Applicant: Josh Paine  
Location: 114 Morning Glory Lane  
Mon. Co. Tax No.: 058.03-6-66  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing shed (8.0 feet x 12.0 feet; 96.0 square feet) located in the front yard of a corner lot, where accessory structures, such as sheds, are permitted only in rear yards. Sec. 211-11 E (3)
  
3. Applicant: Susan Cole  
Location: 540 Ripplewood Drive  
Mon. Co. Tax No.: 046.19-4-24  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing 6.0-foot-high, closed-construction fence (38.5± linear feet) located in the 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

BOARD OF ZONING APPEALS AGENDA  
November 1, 2016

4. Applicant: Sunscape Farms  
Location: 1510 & 1532 Maiden Lane  
Mon. Co. Tax No.: 059.19-3-1.1 & 059.19-3-26  
Zoning District: R1-18 (Single-Family Residential)  
Request: Relief from Condition #1 of the special use permit granted by the Board of Zoning Appeals on May 5, 2015, which limited the farm market operation from the months of May to November each year. Sec. 211-11 C (2) (d), Sec. 211-60 A
5. Applicant: Jean Whitney  
Location: 341 Longridge Avenue (aka 215 Dorsey Road)  
Mon. Co. Tax No.: 060.63-3-1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an existing deck (9.5 feet x 12.4 feet; 117.8 square feet) located in the side yard of a corner lot, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a (east) side setback of 2.1± feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
6. Applicant: Daniel Leach  
Location: 216 Lake Shore Drive  
Mon. Co. Tax No.: 017.06-1-35  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed deck (8.0 feet x 20.0 feet; 160.0 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)  
b) An area variance for a proposed second-story deck (8.0 feet x 10.0 feet; 80.0 square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)

BOARD OF ZONING APPEALS AGENDA  
November 1, 2016

7. Applicant: Garland Beasley  
Location: 245 Talon Run  
Mon. Co. Tax No.: 033.04-1-30  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 8.0-foot-high, closed-construction fence (80.0± 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
8. Applicant: Jo Anne Rushlow  
Location: 2634 Edgemere Drive  
Mon. Co. Tax No.: 026.15-1-27  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a existing covered porch addition (6.0 feet x 14.0 feet; 84.0 square feet) to a principal structure (currently under re-construction) to have a front setback of 72.0± feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 64.8± feet maximum established by the neighborhood average. Sec. 211-11 D (2), Table I, Sec. 211-11 D (1) (b)

BOARD OF ZONING APPEALS AGENDA  
November 1, 2016

**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

1. Applicant: The Home Depot  
Location: 1250 West Ridge Road  
Mon. Co. Tax No.: 075.17-2-22.1  
Zoning District: BG (General Business)  
Request: A special use permit to allow for the limited rental of vehicles (Penske trucks), including related service facilities. Sec. 211-17 C (3) (b) (3)

**ADJOURNMENT:**

**NEXT MEETING: November 15, 2016**