



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

NOVEMBER 15, 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: Patsy D'Alesio
Location: 134 Ridgedale Circle
Mon. Co. Tax No.: 075.14-7-38
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, instead of the maximum three (3) dogs permitted per dwelling unit. Sec. 211-30 A

2. 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

3. 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

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New Business:

1. Applicant: Mark DeNeve
Location: 91 Haskins Lane North
Mon. Co. Tax No.: 033.02-4-20
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed attached garage addition (656± square feet), resulting in a total gross floor area of 1279± 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

2. Applicant: John Dell'anno
Location: 419 Red Apple Lane
Mon. Co. Tax No.: 059.08-1-49
Zoning District: R1-E (Single-Family Residential)
Request: a) A special use permit for a proposed in-law apartment (682± square feet). Sec. 211-11 (C) (2) (e)
b) An area variance for a proposed in-law apartment to have a total gross floor area of 682± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which such in-law apartment is located). Sec. 211-11 C (2) (e) [2]

3. Applicant: Kim Bolinger
Location: 7 Ruddy Duck Lane (Pvt.)
Mon. Co. Tax No.: 088.04-2-93
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed shed (10.0 feet x 20.0 feet; 200.0 square feet), resulting in a total gross floor area of 1169.2± 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

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4. Applicant: Michelina LaDelfa
Location: 23 Bright Autumn Lane
Mon. Co. Tax No.: 074.05-4-3
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed one-story addition (20.0 feet x 27.5 feet; 550.0 square feet) to an existing house, to have a (west) rear setback of 38.5± feet, instead of the 48.0 feet minimum required. Sec. 211-11 D (2), Table I
5. Applicant: Mars Hill Broadcasting
Location: 990 Manitou Road
Mon. Co. Tax No.: 044.01-2-7.11
Zoning District: R1-44 (Single-Family Residential)
Request: A special use permit for a proposed telecommunications facility (23-foot-high, roof-mounted FM translator antenna) to be located on an existing building. Sec. 211-56 A
6. Applicant: Honey Nails and Spa, Inc.
Location: 100 Center Place Drive
Mon. Co. Tax No.: 074.20-1-13.1
Zoning District: BR (Restricted Business)
Request: An area variance for 47 existing parking spaces, instead of the minimum 78 parking spaces required. Sec. 211-45 S (1), Sec. 211-45 Z

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7. 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 for the rental of motor vehicles (box trucks), including related service facilities. Sec. 211-17 C (3) (b) (3)

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MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

1. Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Location: 1541 & 1555 Long Pond Road
Mon. Co Tax No.: 089.01-1-6.11
Zoning District: CHC (Central Health Care)
Request: A special use permit for a proposed cellular service telecommunications facility (roof-mounted antenna) to be located on an existing building. Sec. 211-56 A

ADJOURNMENT:

NEXT MEETING: December 6, 2016

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