



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JUNE 5, 2018

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Anthony F. Wechsler

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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New Business:

1. Applicant: Emanuel Burgio
Location: 2177 Edgemere Drive
Mon. Co. Tax No.: 026.20-1-23 & 026.20-1-48
Zoning District: R1-E (Single-Family Residential)
Request: The following variances are requested for the resubdivision of 2177 & 2178 Edgemere Drive to create Lot 1 of the Burgio Subdivision:
 - a) An area variance for a proposed lot to have a lot width of 40 feet, instead of 45 feet established by the neighborhood average. Sec. 211-11 D (2), Table 1
 - b) An area variance for a proposed lot to have an area of 4415 square feet, instead of the 4885± square feet minimum established by the neighborhood average. Sec. 211-11 D (1) (a), Sec. 211-11 D (2), Table I

2. Applicant: Gerald Pozzuolo
Location: 1230 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-42
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed deck (10.0 feet x 25.0 feet: 250.0 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 215± feet (measured from the north right-of-way line of Edgemere Drive) instead of the 198.5± feet maximum as established by the neighborhood average. Sec. 211-11 E (3)
 - b) An area variance for a proposed deck (10.0 feet x 25.0 feet: 250.0 square feet) to have a (east) 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 deck (10.0 feet x 25.0 feet: 250.0 square feet) to have a (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I

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3. Applicant: Megan Wright
Location: 210 Holmes Road (a.k.a. 301 Somerworth Drive)
Mon. Co. Tax No.: 074.19-2-21
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (180± linear feet) to be located in the front yard of a corner lot, 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 (at 228 Holmes Road) where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)
4. Applicant: Joseph Hamm
Location: 1069 North Greece Road
Mon. Co. Tax No.: 073.01-2-7
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (40± 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
5. Applicant: Mount Carmel House, Inc.
Location: 288 Frisbee Hill Road
Mon. Co. Tax No.: 033.01-2-24
Zoning District: R1-44 (Single-Family Residential)
Request: An area variance for a proposed freestanding sign (2.2 feet x 4.8 feet; 10.6 square feet), where none (0) are permitted. Sec. 211-52 A

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6. Applicant: Bob Johnson Automotive (d.b.a. Websmart Auto Carite)
Location: 3950 West Ridge Road
Mon. Co. Tax No.: 073.01-2-27.1
Zoning District: BG (General Business)
Request: An area variance for a proposed second building-mounted sign ("Where Yes Means More!"; 1.7 feet x 30.7 feet; 52.2 square feet), instead of the 43.2 square feet granted by the Board of Zoning Appeals on March 15, 2005. Sec. 211-52 B (2) (a) [1]

ADJOURNMENT:

NEXT MEETING: June 19, 2018

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