



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 17, 2017**

**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  
January 17, 2017

**Old Business:**

1. Applicant: Ronald J. Berardi  
Location: 839 North Greece Road (Meadows at English subdivision)  
Mon. Co. Tax No.: 058.01-2-19.2 & 058.01-2-20.2  
Zoning District: RMS (Multiple-Family Residential – Senior Citizen)  
Request:
  - a) An area variance for proposed dwelling units (Lots 101, 102, 103, 104, 113, 114, 115, & 116) to have a (east) setback of 88.0 feet to 149.9 feet (measured from the centerline of North Greece Road), instead of the 150.0 feet minimum required. Sec. 211-14 H, Table II
  - b) An area variance for proposed dwelling units (Lots 102 & 103) to have a (north) setback of 44.0 feet from other zoning districts, instead of the 50.0 feet minimum required. Sec. 211-14 H, Table II
  - c) An area variance for proposed dwelling units (Lots 118, 119, 122, 123, 126 & 127) to have a (south) setback of 30.0 feet from other zoning districts, instead of the 50.0 feet minimum required. Sec. 211-14 H, Table II
  - d) An area variance for a proposed driveway and parking area (285± linear feet) to be located 27.0± feet to 49.9 feet from the west right-of-way line of North Greece Road, instead of the 50.0 feet minimum required. Sec. 211-14 H, Table II

BOARD OF ZONING APPEALS AGENDA  
January 17, 2017

**New Business:**

1. Applicant: Adam Allocco  
Location: 125 Peck Road  
Mon. Co. Tax No.: 058.01-1-24.113  
Zoning District: R1-44 (Single-Family Residential)  
Request: a) An area variance for a proposed detached garage (30.0 feet x 50.0 feet; 1500 square feet), resulting in a total gross floor area of 1697.7 square feet in all accessory structures, where 1250 square feet is the maximum gross floor area permitted for lots with a lot area greater than one (1) acre. Sec. 211-11 E (1), Table I  
b) An area variance for a proposed detached garage (30.0 feet x 50.0 feet; 1500 square feet) to be located partially in a front yard, where garages are permitted only in side and rear yards. Sec. 211-11 E (3)
  
2. Applicant: Gary L. Lang, DMD  
Location: 543 Long Pond Road  
Mon. Co. Tax No.: 045.01-3-28.2  
Zoning District: R1-12 (Single-Family Residential)  
Request: Relief from a condition of a July 23, 1985, use variance granted by the Board of Zoning Appeals, which restricted the medical office use to 722.0 square feet and required that no additional professional use be permitted without approval from the Board of Zoning Appeals. Sec. 211-17 A (1) (a), Sec. 211-60 B (1)

BOARD OF ZONING APPEALS AGENDA  
January 17, 2017

3. Applicant: 2103 Maiden Lane, LLC, Roy & Shelia Englert  
Location: 2101 Maiden Lane  
Mon. Co. Tax No.: 074.05-2-48.2  
Zoning District: R1-E (Single-Family Residential)  
Request: In order to subdivide 2101 Maiden Lane, the following area variances are requested:
- Lot 1
- a) An area variance for a proposed lot width of 52 feet, instead of the 94 feet minimum established by the neighborhood average. Sec. 211-11 D (2)
  - b) An area variance for a proposed lot area of 7800 square feet, instead of the 14100 square feet minimum established by the neighborhood average. Sec. 211-11 D (2)
  - c) An area variance for an existing principal building (single-family dwelling) to have a rear setback of 44 feet, instead of the 45 feet minimum required. Sec. 211-11 D (2)
  - d) An area variance for an existing principal building (single-family dwelling) with a first floor area of 240± square feet, instead of the 600 square feet minimum required. Sec. 211-11 D (2)
  - e) An area variance for an existing principal building (single-family dwelling) with a total floor area of 984± square feet, instead of the 1100 square feet minimum required. Sec. 211-11 D (2)

BOARD OF ZONING APPEALS AGENDA  
January 17, 2017

**SPECIAL ZONING TOPICS**

**Old Business:**

None

**New Business:**

1. Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon Wireless)  
Location: 1510 Maiden Lane  
Mon. Co. Tax No.: 059.19-3-1.1  
Zoning District: R1-18 (Single-Family Residential)  
Request: a) A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (119 feet high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. Sec. 211-56 A  
b) An area variance for the use of barbed wire (188± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in Section 211-49. Sec. 211-46 E

**ADJOURNMENT:**

**NEXT MEETING: February 7, 2017**