



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

FEBRUARY 7, 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
February 7, 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

2. 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)

BOARD OF ZONING APPEALS AGENDA
February 7, 2017

New Business:

1. Applicant: Anchor Baptist Church
Location: 25 Arcampus Drive
Mon. Co. Tax No.: 045.12-2-42.331
Zoning District: BP-2 (Professional Office)
Request: An area variance for 17 existing parking spaces, instead of the minimum 44 parking spaces required. Sec. 211-45 E

2. 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 21, 2017