



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**MAY 15, 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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**Old 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
  
2. Applicant: Kevin Gielenfeldt  
Location: 720 North Greece Road  
Mon. Co. Tax No.: 044.04-2-41  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed 6.0-foot-high, closed-construction fence (247± linear feet) to be located in a 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 (10± 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 (623 Raspberry Patch Drive), where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)

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**New Business:**

1. Applicant: Sciortino Homes, LLC  
Location: 2, 4, and 6 Clara Rose Court  
Mon. Co. Tax No.: 045.11-1-27, 045.11-1-26, 045.11-1-25  
Zoning District: R1-S (Single-Family Residential)  
Request: An area variance for a proposed principal structure (single-family dwelling) to have a (east) rear setback of 21.5 feet, instead of the 30.0 feet minimum required. Sec. 211-12 H (2), Table I
  
2. Applicant: Carol Zazzaro  
Location: 175 North Greece Road  
Mon. Co. Tax No.: 033.01-3-9.122  
Zoning District: R1-44 (Single-Family Residential)  
Request:
  - a) An area variance for a proposed detached garage (22.0 feet x 24.0 feet; 528.0 square feet), resulting in a total gross floor area of 1393± square feet in all accessory structures, where 1250 square feet is the maximum gross floor area permitted for lots with a lot area of more than one (1) acre. Sec. 211-11 E (1), Table I
  - b) An area variance for a proposed detached garage (22.0 feet x 24.0 feet; 528.0 square feet) to have a height of 21.0 feet, instead of the 17.0 feet maximum permitted for accessory structures. Sec. 211-11 E (1), Table I
  
3. Applicant: Christopher Muto  
Location: 18 Friar Drive  
Mon. Co. Tax No.: 073.02-6-16  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed 6.0-foot-high, closed-construction fence (170± linear feet) to be located in a 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 (5± 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 (37 Letchworth Avenue) where fences shall not exceed 4.0 feet in height and shall be of open construction. Sec. 211-47 A (1)

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4. Applicant: Richard Bennet  
Location: 3362 Edgemere Drive  
Mon. Co. Tax No.: 026.30-4-6  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for an existing deck (385± square feet) located in the waterfront yard of a waterfront lot, where accessory structures, such as decks, are permitted only in rear yards, and for said deck to have a front setback of 111.0± feet (measured from the north right-of-way line of Edgemere Drive), instead of the 101.5± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I  
b) An area variance for proposed lot coverage of 29.6±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
5. Applicant: Sharon Quataert  
Location: 2170-2172 West Ridge Road  
Mon. Co. Tax No.: 074.15-5-25  
Zoning District: BR (Restricted Business)  
Request: An area variance for a proposed second (east side) building-mounted sign ("Sharon Quataert Realty" with Logo; 5.1 feet x 5.8 feet; 29.6 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
6. Applicant: Nick Mastrodonato  
Location: 1600 West Ridge Road  
Mon. Co. Tax No.: 074.20-1-10  
Zoning District: BR (Restricted Business)  
Request: An area variance for a proposed (east side) building-mounted sign ("Smokes Cigar Lounge"; 4.8 feet x 10.0 feet; 48.0 square feet), instead of the 25 square feet maximum permitted. Sec. 211-52 B (2) (a), Table VII

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7. Applicant: Carrols, LLC  
Location: 45 Greece Center Drive  
Mon. Co. Tax No.: 045.03-4-20.111  
Zoning District: BR (Restricted Business)  
Request: The following area variances for signs relative to a Burger King restaurant:

a) An area variance for a proposed second (west side) building-mounted sign (Burger King logo; oval shaped; 25.0 square feet), instead of the one (1) 36-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

b) An area variance for a proposed third (west side) building-mounted sign ("Home of the Whopper"; 1.2 feet x 22.5 feet; 27.0 square feet) instead of the one (1) 36-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

c) An area variance for a proposed fourth (east side) building-mounted sign (Burger King logo; oval shaped; 25.0 square feet), instead of the one (1) 36-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

d) An area variance for a proposed fifth freestanding sign at a business center (6.0 feet x 6.6 feet; 39.6 square feet, including decorative support area), instead of the three (3) freestanding signs approved by the Board of Zoning Appeals on January 17, 2012. Sec. 211-52 B (1) (d), Table VI

e) An area variance for a proposed freestanding directional sign to contain the Burger King logo, where logos shall not be included in any informational or directional sign. Sec. 211-52 B (3) (b) [3]

f) An area variance for a proposed menu board with a sign area of 37.0 square feet (3.7 feet x 10.0 feet), instead of the 20.0 square feet maximum permitted; and for said sign to have a height of 10.0 feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

g) An area variance for a proposed second menu board (6.0 feet x 7.5 feet; 45.0 square feet), instead of the one (1) 20-square-foot menu board permitted, and for said sign to have a height of 7.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

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**ADJOURNMENT:**

**NEXT MEETING: June 5, 2018**

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