



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JULY 10, 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

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: Daryl Wolf  
Location: 2310 Edgemere Drive  
Mon. Co. Tax No.: 026.20-1-6  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed expansion of an existing deck, resulting in a total area of 760± square feet, instead of the 525± square feet previously approved by the Board of Zoning Appeals on August 13, 1996, and for said deck to have a front setback of 176± feet (measured from the north right-of-way line of Old Edgemere Drive), instead of the 159.6± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I  
b) An area variance for a proposed expansion of an existing deck to have a (east) side setback of 0.0 feet, instead of the 3.0 feet previously approved by the by the Board of Zoning Appeals on August 13, 1996. Sec. 211-11 E (1), Table I

**New Business:**

1. Applicant: Brianne Bolger  
Location: 24 Jefreelind Drive  
Mon. Co. Tax No.: 059.12-1-11  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed 6.0-foot-high, closed-construction fence (195± linear feet) to be located in the (south) 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

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2. Applicant: Mary Smith  
Location: 2734 Edgemere Drive  
Mon. Co. Tax. No.: 026.15-1-10  
Zoning District: An area variance for a proposed shed (8.0 feet x 8.0 feet; 64.0 square feet) to have a (south) rear setback of 4.0± feet (measured from the north right-of-way line of Edgemere Drive AKA Old Edgemere Drive), instead of the 25.0 feet minimum required for a waterfront lot. Sec. 211-11 E (1)
3. Applicant: Michael Hall  
Location: 408 Crosby Road  
Mon. Co. Tax No.: 045.01-5-89  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed lot coverage of 34.4±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
4. Applicant: Gregory Woloshyn  
Location: 2812 Ridgeway Avenue  
Mon. Co. Tax No.: 026.15-1-58  
Zoning District: R1-18 (Single-Family Residential)  
Request: An area variance for a proposed detached garage (24.0 feet x 36.0 feet; 864.0 square feet), resulting in a total gross floor area of 1368± 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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5. Applicant: Frontier Management of NY, Inc.  
Location: 160-170 Glenora Drive & West Ridge Road  
Mon. Co. Tax No.: 075.17-3-1.1 & 075.18-1-28.1  
Zoning District: RMH (Multiple-Family Residential)  
Request: The following area variances for signs relative to the Glenora Gardens Apartment Complex:
- a) An area variance for a proposed freestanding identification sign (14.5± square feet) for a multiple-family dwelling development to have a height of 5.4± feet, where the highest side of said sign shall not exceed 3.0 feet above the ground. Sec. 211-52 A (3) (d)
  - b) An area variance for a proposed freestanding identification sign 14.5± square feet) for a multiple-family dwelling development to have a setback of 0.0 feet (measured from the west right-of-way line of Glenora Drive), instead of the 15.0 feet minimum required. 211-52 A (3) (b)
  - c) An area variance for a proposed second freestanding identification sign (14.5± square feet) for a multiple-family dwelling development, instead of the one (1) sign permitted. 211-52 A
  - d) An area variance for a proposed second freestanding identification sign (14.5± square feet) for a multiple-family dwelling development to have a height of 5.4± feet, where the highest side of said sign shall not exceed 3.0 feet above the ground. Sec. 211-52 A (3) (d)
  - e) An area variance for a proposed freestanding identification sign 14.5± square feet) for a multiple-family dwelling development to have a setback of 0.0 feet (measured from the east right-of-way line of Glenora Drive), instead of the 15.0 feet minimum required. Sec. 211-52 A (3) (b)

**ADJOURNMENT:**

**NEXT MEETING: July 24, 2018**

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