



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

OCTOBER 3, 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

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: John Pascoe
Location: 483 Fox Meadow Road
Mon. Co. Tax No.: 089.05-5-17
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed deck (110± square feet) to be located in a front yard, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3)

2. Applicant: David Turner
Location: 176 Edgemere Drive
Mon. Co. Tax No.: 035.20-1-4
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed accessory structure (pavilion; 13.5 feet x 18.0 feet; 243.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as pavilions, are permitted in rear yards only. Sec. 211-11 E (3), Figure 5

3. Applicant: David Georgiev
Location: 952 Britton Road
Mon. Co. Tax No.: 060.48-1-36
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for an existing deck (120± square feet) located in the front yard of a corner lot, where accessory structures, such as decks, are permitted only in rear yards. Sec. 211-11 E (3), Sec. 211 A, Figure IV
 - b) An area variance for an existing deck (120± square feet) to have a front (south) setback of 43.2± feet (measured from the centerline of Britton Road), instead of the 80.0 feet minimum required. Sec. 211-11 E (1), Table I, Sec. 211-11 D (2), Table I
 - c) An area variance for an existing deck (120± square feet) to have a front (west) setback of 4.5± feet (measured from the east right-of-way line of Tait Avenue), instead of the 30.0 feet minimum required. Sec. 211-11 E (1), Table I, Sec. 211-11 D (2), Table I

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4. Applicant: Jeanette McCorry
Location: 311 Forest Glen Drive
Mon. Co. Tax No.: 044.02-3-34
Zoning District: R1-E (Single-Family Residential)
Request: A special use permit for a proposed in-law apartment (497± square feet). Sec. 211-11 (C) (2) (e)
5. Applicant: John DiPasquale
Location: 97 Long Pond Road
Mon. Co. Tax No.: 034.02-1-28
Zoning District: R1-44 (Single-Family Residential)
Request: a) An area variance for a proposed in-ground pool (18.0 feet x 36.0 feet; 648.0 square feet) to be located in the front yard of a waterfront lot, where accessory structures, such as pools, are permitted only in rear yards. Sec. 211-11 E (3)
b) An area variance for a proposed in-ground pool (18.0 feet x 36.0 feet; 648.0 square feet) to be located 5.0± feet from an existing second-story deck, instead of the 10.0 feet minimum required for a structure from water's edge. Sec. 114.12.1 B (2)
6. Applicant: Robert Bellis
Location: 211 Salmon Creek Drive
Mon. Co. Tax. No.: 017.04-3-27
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed covered porch addition (12.0 feet x 19.0 feet; 228.0 square feet) to have a front setback of approximately 105 feet (measured from the south right-of-way line of Salmon Creek Drive), instead of the 90 feet maximum established by the neighborhood average. Sec. 211-11 D (1), Sec. 211-11 D (2), Table I

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Modification to Neighborhood Notification:

1. Applicant: Wilmorite, Inc. (Ruby Gordon)
Location: 140 Greece Ridge Center Drive
Mon. Co. Tax No.: 074.18-4-7.113
Zoning District: BG (General Business)
Request:
 - a) An area variance for a second (north side) building-mounted sign ("Furniture & Mattresses"; 3.5 feet x 66.8 feet; 233.8 square feet), instead of the 133.0 square feet granted to Circuit City by the Board of Zoning Appeals on July 25, 1995. Sec. 211-52 B (2) (a) [1]
 - b) An area variance for a proposed third (east side) building-mounted sign ("Ruby Gordon Home"; 8.1 feet x 22.0 feet; 178.2 square feet), instead of the 133.0 square feet granted to Circuit City by the Board of Zoning Appeals on July 25, 1995. Sec. 211-52 B (2) (a) [1]

ADJOURNMENT:

NEXT MEETING: October 17, 2017

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