



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

DECEMBER 6, 2016

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
December 6, 2016

Old Business:

1. Applicant: Patsy D'Alesio
Location: 134 Ridgedale Circle
Mon. Co. Tax No.: 075.14-7-38
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, instead of the maximum three (3) dogs permitted per dwelling unit. Sec. 211-30 A

2. Applicant: Garland Beasley
Location: 245 Talon Run
Mon. Co. Tax No.: 033.04-1-30
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 8.0-foot-high, closed-construction fence (80.0± linear feet) to be located in the rear yard, where fences in rear yards shall not exceed 6.0 feet in height. Sec. 211-47

New Business:

1. Applicant: Jodie Salemi
Location: 160 Carrington Drive
Mon. Co. Tax No.: 058.02-8-34
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed attached garage addition (6.0 feet x 15.0 feet; 90.0 square feet), resulting in a total gross floor area of 934± square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted for lots whose lot area is less than 16,000 square feet. Sec. 211-11 E (1), Table I

BOARD OF ZONING APPEALS AGENDA
December 6, 2016

2. 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
3. Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Location: 1541 & 1555 Long Pond Road
Mon. Co Tax No.: 089.01-1-6.11
Zoning District: CHC (Central Health Care)
Request: A special use permit for a proposed cellular service telecommunications facility (roof-mounted antenna) to be located on an existing building. Sec. 211-56 A

ADJOURNMENT:

NEXT MEETING: December 20, 2016