



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JANUARY 2, 2019

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

BOARD OF ZONING APPEALS AGENDA
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New Business:

1. Applicant: McDonald's USA, LLC
Location: 729 Long Pond Road (AKA 3177 Latta Road)
Mon. Co. Tax No.: 045.03-3-13.101
Zoning District: BG (General Business)
Request: The following variances are requested for building-mounted signage, listed as sign S9 on the applicant's "Site & Building Signage Summary" for the redeveloped restaurant:
 - a) An area variance for a proposed second (south side) building-mounted sign (Sign S9; "McDonald's"; 32.9 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

The following variances are requested for menu/order/preview board signage, listed as signs S4, S5 & S6 on the applicant's "Site & Building Signage Summary" for the redeveloped restaurant:

 - b) An area variance for a proposed menu order-board sign (Sign S4; 13.0 square feet) to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - c) An area variance for a proposed second menu order-board sign (Sign S5; 40.1± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 11.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - d) An area variance for a proposed third menu order-board sign (Sign S5; 40.1± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 11.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - e) An area variance for a proposed fourth menu order-board sign (Sign S6; 29.6± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - f) An area variance for a proposed fifth menu order-board sign (Sign S6; 29.6± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

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2. Applicant: McDonald's USA, LLC
Location: 3781 West Ridge Road
Mon. Co. Tax No.: 073.04-2-7
Zoning District: BG (General Business)
Request: The following variances are requested for building-mounted signage, listed as sign S9 on the applicant's "Site & Building Signage Summary" for the redeveloped restaurant:
- a) An area variance for a proposed second (north side) building-mounted sign (Sign S9; "arch logo"; 14.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - b) An area variance for a proposed third (east side) building-mounted sign (Sign S9; "arch logo"; 14.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 - c) An area variance for a proposed fourth (west side) building-mounted sign (Sign S9; "arch logo"; 14.0 square feet), instead of the one (1) 50-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
- The following variances are requested for menu/order/preview board signage, listed as signs S4, S5 & S6 on the applicant's "Site & Building Signage Summary" for the redeveloped restaurant:
- d) An area variance for a proposed menu order-board sign (Sign S4; 16.4± square feet) to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - e) An area variance for a proposed second menu order-board sign (Sign S5; 40.1± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 11.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]
 - f) An area variance for a proposed third menu order-board sign (Sign S6; 29.4± square feet), instead of the one (1) 44.0-square-foot menu order board granted by the Board of Zoning Appeals on January 18, 2005, and for said sign to have a height of 8.5± feet, instead of the 6.0 feet maximum permitted. Sec. 211-52 B (1) (a) [4]

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3. Applicant: Wilmorite Management Group, LLC
Location: Greece Ridge Center Drive
Mon. Co. Tax No.: 074.19-1-6
Zoning District: BG (General Business)
Request: a) An area variance for a proposed fifth freestanding sign ("Target" with Logo; 10.0 feet x 10.0 feet; 100.0 square feet) at a business center, instead of the four (4) freestanding signs granted by the Board of Zoning Appeals on November 12, 2013. Sec. 211-52 B (1) (a) [2]
b) An area variance for a proposed freestanding sign (100.0 square feet) to have a height of 40.0 feet, instead of the 20.0 feet maximum required. Sec. 211-52 B (1) (c)
c) An area variance for a proposed freestanding sign (100.0 square feet) to have a setback of 0.0 feet (measured from the south right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]

ADJOURNMENT:

NEXT MEETING: Tuesday, January 15, 2019

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