



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**FEBRUARY 20, 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: Robert Minnick  
Location: 1430 Edgemere Drive  
Mon. Co. Tax No.: 035.09-1-15  
Zoning District: R1-E (Single-Family Residential)  
Request:
  - a) An area variance for a proposed deck (1163± square feet) to be located in a waterfront yard, where accessory structures, such as decks, are permitted only in rear yards; and for said deck to have a front setback of 153.0± feet (measured from the north right-of-way line of Crescent Beach Road, aka Old Edgemere Drive) instead of the 118.5± feet maximum established by the neighborhood average. Sec. 211-11 E (3), Sec. 211-11 E (1), Table I
  - b) An area variance for a proposed deck (1163± square feet) to have a (east) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
  - c) An area variance for a proposed deck (1163± square feet) to have a (west) side setback of 0.0 feet, instead of the 6.0 feet minimum required. Sec. 211-11 E (1), Table I
  - d) An area variance for proposed lot coverage of 56±%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
  
2. Applicant: 4320 West Ridge, LLC  
Location: 4232-4350 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7, 073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12, 073.01-2-68.1 (part)  
Zoning District: BG (General Business)  
Request:
  - a) A special use permit to operate a motor vehicle service station. Sec. 211-17 C (3) (b) [2], Sec. 211-35
  - b) A special use permit to operate a gasoline dispensing station. Sec. 211-17 C (3) (b) [1], Sec. 211-34
  - c) An area variance for a proposed gasoline dispensing canopy to have an area of 5640 square feet, instead of the 1500 square maximum permitted. Sec. 211-34 C

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**New Business:**

1. Applicant: Starbucks  
Location: 100 Center Place Drive  
Mon. Co. Tax No.: 074.20-1-13.1  
Zoning District: BR (Restricted Business)  
Request: a) An area variance for a proposed second (east side) building-mounted sign (Starbucks' Logo; oval shaped; 25.0 square feet), instead of the 16.0 square feet granted by the Board of Zoning Appeals on November 14, 2006. Sec. 211-52 B (2) (a) [1]  
b) An area variance for a proposed freestanding directional sign (1.3 feet x 2.6 feet; 3.4 square feet) to contain the Starbucks logo, where logos shall not be included in any informational or directional sign. Sec. 211-52 B (3) (b) [3]
  
2. Applicant: Vision Hyundai  
Location: 3740 West Ridge Road  
Mon. Co. Tax No.: 073.02-1-72.2  
Zoning District: BG (General Business)  
Request: A special use permit for the temporary sale of new and used cars and trucks; and for the temporary outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3], Sec. 211-17 C (3) (b) [4]

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3. Applicant: Bill Gray's, Inc.  
Location: 1161 North Greece Road  
Mon. Co. Tax No.: 073.01-2-26.22  
Zoning District: BR (Restricted Business)  
Request:
- a) An area variance for a proposed second (east side) building-mounted sign ("Abbott's"; 4.2 feet x 9.1 feet; 32.8 square feet), instead of the one (1) 156-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 ("Bill Gray's Tap Room"; 3.0 feet x 12.0 feet; 36.0 square feet), instead of the one (1) 156-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
  - c) An area variance for a proposed fourth (south side) building-mounted sign ("Bill Gray's"; 4.0 feet x 16.0 feet; 64.0 square feet), instead of the one (1) 156-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
  - d) An area variance for a proposed fifth (south side) building-mounted sign ("Abbott's"; 5.0 feet x 11.0 feet; 55.0 square feet), instead of the one (1) 156-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
  - e) An area variance for a proposed sixth (south side) building-mounted sign ("Bill Gray's Tap Room"; 4.0 feet x 10.0 feet; 40.0 square feet), instead of the one (1) 156-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
  - f) An area variance for a proposed seventh (west side) building-mounted sign ("Bill Gray's" and "Bill Gray's Tap Room"; 4.0 feet x 12.0 feet; 48.0 square feet), instead of the one (1) 156-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII

**ADJOURNMENT:**

**NEXT MEETING: March 6, 2018**

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