



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 6, 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: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon Wireless)
Location: 1510 Maiden Lane
Mon. Co. Tax No.: 059.19-3-1.1
Zoning District: R1-18 (Single-Family Residential)
Request: a) A special use permit for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (119 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway. Sec. 211-56 A
b) An area variance for the use of barbed wire (188± linear feet) on top of a fence, where the use of barbed wire or other similar strands of sharpened enclosure material shall not be permitted, except as provided in Section 211-49. Sec. 211-46 E

2. 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

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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
 - g) An area variance for a proposed freestanding sign for a business center to have a sign area of 180.0 square feet (9.0 feet x 20.0 feet, including decorative support area), instead of the 40.0 square feet maximum permitted. Sec 211-52 B (1) (d), Table VI

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New Business:

1. Applicant: DMD Nissan West, LLC (d.b.a. Vision Nissan Greece)
Location: 4000 West Ridge Road
Mon. Co. Tax No.: 073.01-2-29.1
Zoning District: BG (General Business)
Request: A waiver of the requirements for a new special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles that was formerly Bob Johnson Nissan, which was previously approved by the Board of Zoning Appeals on May 6, 2014. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

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Modification to Neighborhood Notification:

1. Applicant: Walmart Real Estate Business Trust
Location: 3800 Dewey Avenue
Mon. Co. Tax No.: 060.10-1-1.1, 060.10-1-15.1 & 060.10-1-16.1
Zoning District: BG (General Business)
Request:
 - a) An area variance for proposed fifth (west side) building-mounted sign ("Lawn & Garden"; 58.35 square feet), instead of the four (4) building-mounted signs granted by the Board of Zoning Appeals on February 1, 2011. Sec. 211-52 B (2) (a) [1]
 - b) An area variance for proposed sixth (west side) building-mounted sign ("Pickup"; 65.43 square feet), instead of the four (4) building-mounted signs granted by the Board of Zoning Appeals on February 1, 2011. Sec. 211-52 B (2) (a) [1]

2. Applicant: Family First Credit Union
Location: 1100 Long Pond Road
Mon. Co. Tax No.: 074.06-2-11.2
Zoning District: BR (Restricted Business)
Request:
 - a) An area variance for a proposed (north side) building-mounted sign ("Family First Credit Union"; 6.3 feet x 16.0 feet; 100.8 square feet), instead of the 37.54 square feet granted to Talbots by the Board of Zoning Appeals on February 4, 2003. Sec. 211-52 B (2) (a) [1]
 - b) An area variance for a proposed second (west side) building-mounted sign ("Family First Credit Union"; 4.7 feet x 12.0 feet; 56.4 square feet), instead of the 37.54 square feet granted to Talbots by the Board of Zoning Appeals on February 4, 2003. Sec. 211-52 B (2) (a) [1]

ADJOURNMENT:

NEXT MEETING: March 20, 2018

J:\John Agenda Assignments\2018\Agenda 0306 2018