



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MARCH 15, 2022

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Linda Andreano

Thomas F. Hartwig

Randy T. Jensen

Bradford Shea

Anthony F. Wechsler

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Zoning Administrator

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Decorum Policy

Announcements

OFFICE OF PLANNING & ZONING

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www.greecenyc.gov

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Old Business

1. Applicant: KBM Associates, Inc. (aka American Custom Exteriors)
Address: 2015 Maiden Lane
Mon. Co. Tax No.: 074.06-1-11
Zoning District: BN (Neighborhood Business)
Request: An area variance for a second story addition, (32.0 feet x 40.0 feet; 1280 square feet second floor), to an existing (32.0 feet x 40.0 feet; 1280 square feet first floor) detached accessory structure, to have a (west) side setback of 3.0 feet, instead of the 15.0 feet minimum required, from a residential district. Section 211-20 A(6)(d)[3]

2. Applicant: Thomas C. Bidwell
Address: 2544 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-42
Zoning District: R1-E (Single-Family Residential)
Request:
 - a) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a (west) side setback of 1.4 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
 - b) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have an (east) side setback of 5.8 feet, instead of the 6.0 feet minimum required. Section 211-11 D(2), Table I
 - c) An area variance for a proposed principal dwelling addition (approximately 330 square feet), to have a rear setback of 23.0 feet to the north right-of-way line of Old Edgemere Drive, instead, of the 30.2 feet minimum required. Section 211-11 D(2), Table I
 - d) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a (west) side setback of 4.0 feet, instead of the 6.0 feet minimum required for a through lot. Section 211-11 E(1), Table I
 - e) An area variance for a proposed accessory structure (16.2 feet x 24.0 feet; 388.0 square feet detached garage addition), to have a rear setback of 7.0 feet, measured to the north right-of-way line of Edgemere Drive, instead of the 30.0 feet minimum required for a through lot. Section 211-11 E(1), Table I

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4. Applicant: St. Charles Church Parish & School
Address: 2999-3017 Dewey Avenue
Mon. Co. Tax No.: 060.81-1-2
Zoning District: DMU (Dewey Avenue Mixed Use)
Request: a) An area variance for a proposed freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet. Section 211-56 A(2) & Section 211-56 A(2)(c).
b) An area variance for a proposed second freestanding sign (5.0 feet x 6.3 feet; 31.5 square feet), instead of the one (1) directory, message board or identification sign for an educational, charitable, civic or religious organization and which shall not be greater than 25.0 square feet. Section 211-56 A(2) & Section 211-56 A(2)(c).
5. Applicant: Maiden II LLC – (Tom Wahl’s)
Address: 671 Maiden Lane
Mon. Co. Tax No.: 075.05-2-5.1
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (north side) building mounted sign, instead of the one (1) 45.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]
b) An area variance for a proposed (6.7 feet x 8.0 feet), 54.0 square feet (west side) second building mounted sign, instead of the one (1) 45.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]
6. Applicant: 4110 West Ridge Road LLC (Kohl's Illinois Inc.)
Address: 4100 West Ridge Road
Mon. Co. Tax No.: 073.01-2-69
Zoning District: BG (General Business)
Request: An area variance for a proposed (1.6 feet x 13.2 feet), 22.1 square feet (west side) second building mounted sign, instead of the one (1) 350.0 square feet sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1]

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7. Applicant: Peter Elitzer
 Address: 2723 & 2695 West Ridge Road
 Mon. Co. Tax No.: 074.14-3-2 & 074-14-3-3.1
 Zoning District: BP (Professional Office) & BR (Restricted Business)
 Request: An area variance for a proposed business center to have 100
 parking spaces, instead of the 148 minimum spaces required.
 Section 211-49 C(1) & Section 211-49 I
8. Applicant: Royal Wash Development, LLC
 Address: 55 Greece Center Drive
 Mon. Co. Tax No.: 045.03-4-2.1
 Zoning District: BR (Restricted Business)
 Request: A special use permit for a motor vehicle service station (car
 wash) in accordance with the regulations established in Section
 211-39. Section 211-17 B(3)(b)[5]

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, April 5, 2022