



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 20, 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

Sharon M. Quataert

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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BOARD OF ZONING APPEALS AGENDA
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Old Business:

1. Applicant: Hospitality Syracuse, Inc.
Address: 3530 West Ridge Road
Mon. Co. Tax No.: 073.02-1-72.4
Zoning District: BG (General Business)
Request:
 - a) An area variance for a proposed driveway (drive thru drive isle; approximately 150.0 lineal feet along West Ridge Road) to vary from 7.0 feet to 15.0 feet, from the front lot line of West Ridge Road, instead of the 20.0 feet minimum required. Section 211-17 C(4), Table III
 - b) An area variance for second (south side) building mounted sign, (4.9 feet x 6.8 feet; 33.3 square feet), instead of the (4) 13.98 square feet building mounted signs, granted by the Board of Zoning Appeals on January 23, 1992. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII
 - c) An area variance for third (south side) building mounted sign, (4.9 feet x 6.8 feet; 33.3 square feet), instead of the (4) 13.98 square feet building mounted signs, granted by the Board of Zoning Appeals on January 23, 1992. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII
 - d) An area variance for fourth (east side) building mounted sign, (4.9 feet x 6.8 feet; 33.3 square feet), instead of the (4) 13.98 square feet building mounted signs, granted by the Board of Zoning Appeals on January 23, 1992. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII
 - e) An area variance for fifth (west side) building mounted sign, (4.9 feet x 6.8 feet; 33.3 square feet), instead of the (4) 13.98 square feet building mounted signs, granted by the Board of Zoning Appeals on January 23, 1992. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII
 - f) An area variance for a proposed second freestanding business center sign (6.9 feet x 11.5 feet; 79.5 square feet), instead of the (1) one 732.0 square feet (207.5 square feet signage and 524.5 square feet decorative support) business center sign permitted, per variance granted by the Board of Zoning Appeals on June 25, 1991. Section 211-56 B(1)(a)[3] & Section 211-56 B(1)(d), Table VI
 - g) An area variance for a proposed second freestanding business center sign (6.9 feet x 11.5 feet; 79.5 square feet), to have an overall height of 36.5 feet, instead of the 20.0 feet maximum permitted. Section 211-56 B(1)(c) & Section 211-56 B(1)(d), Table VI
 - h) An area variance for a proposed second freestanding business center sign (6.9 feet x 11.5 feet; 79.5 square feet), to be located a distance of 10.5 feet from right of way of West Ridge Road, instead of the 15.0 feet minimum required. Section 211-56 B(1)(c)

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i) An area variance for a proposed order board, approximately 28.2 square feet, instead of the 20.0 square feet maximum permitted. Section 211-56 B(1)(a)[4]

j) An area variance for a second proposed order board, approximately 28.2 square feet, instead of the (1) 20.0 square feet maximum order board permitted. Section 211-56 B(1)(a)[4]

k) An area variance for a third proposed order board, approximately 13.8 square feet, instead of the (1) 20.0 square feet maximum order board permitted. Section 211-56 B(1)(a)[4]

2. Applicant: Michael Sanfilippo
Address: 298 Elmgrove Road
Mon. Co. Tax No.: 088.02-2-20
Zoning District: R1-18 (Single-Family Residential)
Request: a) An area variance for an existing accessory structure (14.0 feet x 33.0 feet; 462.0 square feet wood trellis), to have a 0.4 (north) side setback, instead of the 10.0 feet minimum required. Section 211-11 E(1), Table I
b) An area variance for an existing accessory structure (14.0 feet x 33.0 feet; 462.0 square feet wood trellis), to be located a distance of 5.0 feet from an in-ground pool, instead of the 10.0 feet minimum required, as measured from the water's edge. Section 114.12.1 B(1)

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3. Applicant: Mark Gillette
Address: 3386 Edgemere Drive
Mon. Co. Tax No.: 026.30-4-2
Zoning District: R1-E
Request: An area variance for a proposed accessory structure (12.0 feet. x 14.0 feet; 168.0 square feet gazebo) as a principal structure on a lot. Section 211-5 (Structure, Accessory).
4. Applicant: Mary Rose & William Bentley (Studio One21)
Address: 121 Erie Canal Drive – Suite D
Mon. Co. Tax No.: 089.03-4-13
Zoning District: BP (Professional Office)
Request: A special use permit for a salon. Section 211-17 A(3)(b)[4].
5. Applicant: Vendi Enterprises, Inc.
Address: 2221 Ridgeway Avenue
Mon. Co. Tax No.: 089.04-1-5
Zoning District: IG (General Industrial)
Request: a) An area variance for an existing principal building to have a front setback of 43.6 feet, measured from the south right of way line of Ridgeway Avenue, instead of the 150.0 feet minimum required. Section 211-18 C(4), Table IV
b) An area variance for a proposed principal building addition, (50.0 feet x 80.0 feet; 4000.0 square feet), to have a front setback of 62.1 feet, measured from the south right of way line of Ridgeway Avenue, instead of the 150.0 feet minimum required. Section 211-18 C(4), Table IV
c) An area variance for a proposed parking area/drive isle, approximately 190.0 lineal feet, to be located a distance of 10.0 feet from a right of way line, instead of the 50.0 feet minimum required. Section 211-18 C(4), Table IV

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6. Applicant: Bozza Pasta
Address: 462 Elmridge Center (aka 3740 West Ridge Road)
Mon. Co. Tax No.: 073.02-1-72.21
Zoning District: BG (General Business)
Request: A special use permit for a proposed aboveground 13,000-gallon aggregate storage tank, instead of the 1,000-gallon maximum aggregate storage tank capacity permitted. Section 211-29 C(2).

New Business:

1. Applicant: Craig LaVerk
Address: 1225 Weiland Road
Mon. Co. Tax No.: 089.10-3-55
Zoning District: R1-E (Single Family Residential)
Request: An area variance for an existing 6.0 feet high, closed-construction fence, approximately 70.0 linear feet, to be located in a rear yard, which adjoins the front yard of an adjoining lot, where such fences shall not exceed 4.0 feet in height and shall be of open construction. Section 211-51 A(1)

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, October 4, 2022