William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS
AGENDA

NOVEMBER 16, 2021

Work Session: 6:30 p.m.
Meeting: 7:00 p.m.
Place: Community Conference Room, Greece Town Hall

Because of the Novel Coronavirus (COVID-19) Emergency and pursuant to Governor Hochel's decision to suspend the Open Meetings Law, the Zoning Board of the Town of Greece scheduled for Tuesday, November 16, 2021 will be held electronically via Facebook Live instead of a meeting open for the public to attend in person. Members of the public may view the Board meeting by logging onto Facebook and viewing the live feed at https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340/.

Minutes of the Board Meeting will be transcribed and posted on the town's website as always.

While the public will not be able to attend the meeting in person, written comments will be accepted in lieu of oral presentation of comments. As such, written comments may be submitted to Zoning Board Secretary, Maryjo Santoli via email at msantol@greeceny.gov prior to 5:00 PM on Friday, November 26, 2021.

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, Planning Assistant
Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance
Additions/Deletions to the Agenda
Decorum Policy
Announcements

BOARD OF ZONING APPEALS AGENDA
NOVEMBER 16, 2021

Old Business

1. Applicant: Linda Alero

   Address: 167 Andiron Lane

   Mon. Co. Tax No.: 034.03-8-3

   Zoning District: R1-E (Single-Family Residential)

   Request: An area variance for a proposed 6.0 feet high closed construction fence, approximately 125.0 linear feet, to be located in a front yard, where fences in a front yard shall not exceed 4.0 feet in height and shall be of open construction. Section 211-50 L

2. Applicant: Randy Bebout

   Address: 158 Erath Drive

   Mon. Co. Tax No.: 074.06-2-48

   Zoning District: R1-E (Single-Family Residential)

   Request: a) An area variance for a proposed accessory structure (6.0 feet x 12.0 feet; 72.0 square feet shed) to have an (east) side setback of 3.0 feet, instead of the 5.0 feet minimum required. Section 211-11 E(1), Table I

   b) An area variance for a proposed accessory structure (6.0 feet x 12.0 feet; 72.0 square feet shed) to be located in a side yard, where accessory structures, including sheds, are permitted in rear yards only. Section 211-11 E(3)

3. Applicant: Taichi Bubble Tea

Address: 98 Greece Ridge Center Drive

Mon. Co. Tax No.: 074.18-4-7.98

Zoning District: BG (General Business)

Request: a) An area variance for a second (north side) building mounted sign (16.3 square feet x 1.5 square feet; totaling 24.5 square feet; "Iron BBG Grill & Bar. Bubble Tea. Poke. Ramen") instead of the one (1) 85.0 square feet building mounted sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII

b) An area variance for a third (east side) building mounted sign (16.3 square feet x 2.8 square feet; totaling 44.8 square feet; "Taichi") instead of the one (1) 85.0 square feet building mounted sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII

c) An area variance for a fourth (east side) building mounted sign (14.0 square feet x 1.5 square feet; totaling 21.0 square feet; "Iron BBG Grill & Bar. Bubble Tea. Poke. Ramen") instead of the one (1) 85.0 square feet building mounted sign permitted. Section 211-56 B(2)(a)[1] & Section 211-56 B(2)(c)[1], Table VII

4. Applicant: Vision Auto Works

Address: 3950 West Ridge Road

Mon. Co. Tax No.: 073.01-2-27.1

Zoning District: BG (General Business)

Request: Waiver of a special use permit for a motor vehicle dealership, as defined in Section 211-5 and the outdoor storage or display of motor vehicles or trailers. Section 211-17 C(3)(b)[5] & Section 211-17 C(3)(b)[6].

5. Applicant: Li-Cycle North American Hub, Inc.

Address: 50 & 205 McLaughlin Road

Mon. Co. Tax No.: 089.04-1-3.21 & 089.04-1-3.22

Zoning District: IG (General Industrial) & EDIO (Economic Development Innovation Overlay)

Request: a) An area variance for the aboveground tank storage capacity to exceed the maximum storage capacity of 10,000 gallons. Section 211-29 C(1)(a)

b) A Special Use Permit for the bulk storage of flammable, combustible materials in aboveground storage tanks which have an aggregate storage capacity greater than 20,000 gallons and/or hazardous materials which have an aggregate storage capacity greater than 1,000 gallons. Section 211-29 C(1)(b) & Section 211-29 (C)(2)

BOARD OF ZONING APPEALS AGENDA
NOVEMBER 16, 2021

New Business

1. Applicant: Evadney L. Nesmith

   Address: 82 Rockdale Trail

   Mon. Co. Tax No.: 045.08-2-48

   Zoning District: R1-E (Single-Family Residential)

   Request: An area variance for a proposed accessory structure (approximately 220 square feet pool deck) to be partially located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Section 211-11 E(3)

2. Applicant: James LiVecci

   Address: 1133 Long Pond Road

   Mon. Co. Tax No.: 074.06-6-28

   Zoning District: R1-E (Single-Family Residential)

   Request: a) An area variance for a proposed accessory structure (30.0 feet x 30.0 feet; 900 square feet, detached garage addition), resulting in a total gross floor area of 2100 square feet in all accessory structures, where 1250.0 square feet is the maximum gross floor area permitted for lots less over one acre in area. Section 211-11 E(1), Table I

   b) An area variance for a proposed accessory structure (30.0 feet x 30.0 feet; 900 square feet, detached garage addition), to have an overall height of 18.0 feet to the peak, instead of the 13.5 feet maximum permitted. Section 211-11 B(1)

3. Applicant: Dennis Edwards

Address: 1857 Edgemere Drive

Mon. Co. Tax No.: 034.08-1-82

Zoning District: R1-E (Single-Family Residential)

Request: The following variances will be required for the proposed Edwards Subdivision:

Proposed Lot 1:

a) An area variance for a proposed parcel to have a lot width of 62.0 feet, instead of the 124.0 feet minimum required and established by the neighborhood average. Section 211-11 E(1), Table 1

b) An area variance for a proposed parcel to have a lot area of 9,381 square feet, instead of the 18,600 square feet area minimum, established by the neighborhood average. Section 211-11 E(1), Table 1

Proposed Lot 2:

c) An area variance for a proposed parcel to have a lot width of 62.0 feet, instead of the 124.0 feet minimum required and established by the neighborhood average. Section 211-11 E(1), Table 1

d) An area variance for a proposed parcel to have a lot area of 9,381 square feet, instead of the 18,600 square feet area minimum, established by the neighborhood average. Section 211-11 E(1), Table 1

4. Applicant: Villa of Hope

Address: 3300 Dewey Avenue (Suite 16)

Mon. Co. Tax No.: 060.73-1-17

Zoning District: R1-10 (Single-Family Residential)

Request: a) An area variance for a proposed second freestanding sign (4.1 feet x 4.1 feet; 17.0 square feet), instead of the one (1) 25.0 square feet sign permitted. Section 211-56 A(2) & Section 211-56 A(2)(c)

b) An area variance for a proposed third freestanding sign (3.0 feet x 5.0 feet; 15.0 square feet), instead of the one (1) 25.0 square feet sign permitted. Section 211-56 A(2) & Section 211-56 A(2)(c)

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, December 7, 2021