



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

DECEMBER 7, 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, December 7, 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, December 17, 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

OFFICE OF PLANNING & ZONING

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BOARD OF ZONING APPEALS AGENDA
DECEMBER 7, 2021

Old Business

1. 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].

2. 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)

3. 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)

BOARD OF ZONING APPEALS AGENDA
DECEMBER 7, 2021

4. 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)
c) An area variance for a total gross floor area of existing and proposed accessory structures totaling 2100 square feet, exceeding the total gross floor area of the existing principal structure, 1410 square feet, on the premises. Section 211-11 E, Table I
5. 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

BOARD OF ZONING APPEALS AGENDA
DECEMBER 7, 2021

6. 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)

New Business

1. Applicant: Cristobal Ramos
Address: 152 Ledgewood Drive
Mon. Co. Tax No.: 074.12-6-14
Zoning District: R1-E (Single Family Residential)
Request: An area variance for an existing accessory structure, (13.0 feet x 24.0 feet; 312.0 square feet detached car port), to have a (south) side setback of 0.6 feet, instead of the 8.3 feet minimum required. Section 211-11 E(1), Table I
2. Applicant: Waste Management of New York, LLC
Address: 1661 Mt. Read Boulevard
Mon. Co. Tax No.: 090.17-1-4.1
Zoning District: IG (General Industrial)
Request: Special use permit (above ground fuel tanks).
Section 211-29 C(2) & Section 211-65 A(3)

BOARD OF ZONING APPEALS AGENDA
DECEMBER 7, 2021

3. Applicant: Esporta
Address: 1867 West Ridge Road
Mon. Co. Tax No.: 074.20-2-2.14
Zoning District: General Business (BG)
Request: An area variance for a proposed second (west side) building-mounted sign, (21.5 feet x 5.6 feet; 120.4 square feet "ESPORTA"), where one (1) 275.0 square foot sign is permitted. Section 211-56 B(2)(a)[1] and Section 211-56 B(2)(c)[1], Table VII

NEIGHBORHOOD NOTIFICATION MODIFICATION:

ADJOURNMENT:

NEXT MEETING: Tuesday, January 4, 2022

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