



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 16, 2024**

**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  
Jon Mead, Zoning Board Advisor  
Melanie Burton, Zoning Board Secretary  
Janelle Castellana, Planning Board Secretary

#### **Pledge of Allegiance**

#### **Additions/Deletions to the Agenda**

#### **Decorum Policy**

#### **Announcements**

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Lien Thi Gallagher  
Address: 16 Centerwood Drive aka 4396 Mt. Read Boulevard  
Mon. Co. Tax No.: 060.06-3-25  
Zoning District: R1-E (Single-Family Residential)  
Request: A special use permit for a major home occupation (in home nail salon). § 211-11C(2)(a)
  
2. Applicant: APD Engineering on behalf of Valvoline  
Address: 3081 West Ridge Road  
Mon. Co. Tax No.: 074.13-3-27  
Zoning District: BR (Restricted Business)  
Request:
  - a) A special use permit to operate a motor vehicle service station in a BR (Restricted Business) zoning district. § 211-17B(3)(b)[5]
  - b) An area variance for a driveway to be located 9-18 feet from a front lot line, instead of the 20-foot minimum setback required for such driveway. § 211-17B(4), Table III

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**New Business**

1. Applicant: Bill Shubert  
Address: 132 Lakeshore Drive  
Mon. Co. Tax No.: 017.06-1-45  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for an accessory structure (garden shed, 8 feet by 10 feet; 80 square feet) to have a side setback of 1 foot, instead of the 5-foot minimum setback permitted. § 211-11E(1), Table I
  
2. Applicant: Frank Hoffman  
Address: 417 Edgemere Drive  
Mon. Co. Tax No.: 035.15-5-3.1  
Zoning District: R1-E (Single-Family Residential)  
Request: An area variance for a proposed addition to a principal structure (3 season room with basement, 18 feet by 20 feet; 360 square feet) to have a side setback of 6 feet, instead of the 8.3 foot side setback granted by the Board of Zoning Appeals on July 5th, 2023. § 211-11D(2), Table I
  
3. Applicant: Burlington Stores Inc.  
Address: 112 Greece Ridge Center Drive  
Mon. Co. Tax No.: 074.18-4-7.113  
Zoning District: BG (General Business)  
Request: An area variance for a proposed second building-mounted sign (heart logo and the word "Burlington," east elevation, 10.3 feet by 11 feet; 113.3 square feet), instead of the one 350-square-foot building-mounted sign permitted. § 211-56B(2)(c), Table VII
  
4. Applicant: True Storage LLC  
Address: 317 Greece Ridge Center Drive  
Mon. Co. Tax No.: 074.18-4-8  
Zoning District: BG (General Business)  
Request: A special use permit to operate a self-storage facility in a General Business (BG) district. § 211-17C(3)(b)[8]

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**SPECIAL ZONING TOPICS**

1. Applicant: Sonbyrne Sales, Inc.  
Address: 1050 Stone Road  
Mon. Co. Tax No.: 075.06-1-29.11  
Zoning District: Restricted Business (BR)  
Request: An extension of a special use permit for a fuel dispensing station, pursuant to the provisions of Section 211-65A and subject to site plan approval pursuant to the provisions of § 211-65 approved by the Board of Zoning Appeals on January 17<sup>th</sup>, 2023.

**NEIGHBORHOOD NOTIFICATION MODIFICATION:**

**ADJOURNMENT:**

**NEXT MEETING: Tuesday, February 6, 2024**