



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

## **JANUARY 6, 2015**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

#### **Roll Call**

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

#### **Pledge of Allegiance**

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

#### **Announcements**

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**OLD BUSINESS:**

1. Applicant: Louis D. Tomessetti  
Location: 2933 Edgemere Drive  
Mon. Co. Tax No.: 026.10-1-27  
Zoning District: R1-E (Single-Family Residential)  
Request: a) An area variance for a proposed shed (10.0 feet x 20.0 feet; 200.0 square feet) to be located in a front yard on a waterfront lot, where accessory structures, including sheds, are permitted in rear yards only and prohibited on waterfront lots less than 18,000 square feet in area. Sec. 211-11 E (2)(a) & Sec. 211-11 E (3)  
b) An area variance for a proposed shed (10.0 feet x 20.0 feet; 200.0 square feet) to have a proposed (west) side setback of 0.0 feet, instead of the 4.0 feet minimum required. Sec. 211-11 E(1), Table I

**NEW BUSINESS:**

1. Applicant: Ben-Fall Development LLC  
Location: 2 Hatton Place (aka 33 Putney Place)  
Mon. Co. Tax No.: 058.01-3-64  
Zoning District: R1-44 (Single-Family Residential)  
Request: An area variance for a proposed dwelling to have a rear setback of 38.2 feet, instead of the 50.0 feet minimum required. Sec. 211-11 E (1), Table I & Sec. 211-59.1 (2)(a)

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2. Applicant: Daytona Partners XVI, LLC  
Location: 3595 Mount Read Boulevard  
Mon. Co. Tax No.: 060.17-3-7.1  
Zoning District: BG (General Business)  
Request: An area variance for a proposed (east side) building-mounted sign, with a sign area of 60.0 square feet, instead of the 35.0 square feet permitted. Sec. 211-52 B (2)(a)[1], & Sec. 211-52 B (2)(c)[1], Table VII
3. Applicant: Christina Breen-Hale  
Location: 3093 West Ridge Road  
Mon. Co. Tax No.: 074.13-3-25  
Zoning District: BR (Restricted Business)  
Request: a) An area variance for an existing (north side) building mounted sign (4.3 feet x 10.8 feet) totaling 46.8 square feet, instead of the one 36.6 square feet building-mounted sign permitted. Sec. 211-52 B(2)(a)[1] & Sec. 211-52 B(2)(c)[1], Table VII  
b) An area variance for a proposed second (east side) building-mounted (awning) sign (upper awning area text and logo 5.5 square feet; lower awning area text area 18.0 square feet; north side text and logo 1.5 square feet; and south side text and logo 1.5 square feet), having a total awning sign area of 26.5 square feet, instead of the one (1) 36.6 square feet building-mounted sign permitted. Sec. 211-52 B(2)(a)[1] & Sec. 211-52 B(2)(c)[1], Table VII
4. Applicant: Whirlwind Properties, LLC  
Location: 99 Ling Road  
Mon. Co. Tax No.: 046.02-3-14.1  
Zoning District: IL (Light Industrial)  
Request: An area variance for a proposed addition (107.0 feet x 125.0 feet; 13,375 square feet) to an existing industrial building to have an (east) side setback of 70.0 feet, instead of the 100.0 feet minimum required. Sec. 211-18 A(4), Table IV

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5. Applicant: Wholesale Autoworks  
Location: 1762 Manitou Road  
Mon. Co. Tax No.: 073.01-3-4  
Zoning District: BG (General Business)  
Request: A waiver of the requirements for a special use permit to operate an existing motor vehicle service station in accordance with the regulations established in Sec. 211-35. Sec. 211-17 C(3)(b)[2]; Sec. 211-17 C(4) & Sec. 211-35

**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

**ADJOURNMENT**

**NEXT MEETING: Tuesday – January 20, 2015**

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