



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

AGENDA

JANUARY 20, 2021

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Planning Board of the Town of Greece will be held electronically via Facebook Live instead of a public 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 under "Town of Greece"

<https://www.facebook.com/Town-of-Greece-Planning-and-Economic-Development-112829703867340> **Minutes of the Board Meeting will be posted on the town's website as always.**

While the public will not be able to attend the meeting in person, written comments may be submitted to Planning Board Secretary, Michelle Betters via e-mail at mbetters@greeceny.gov prior to 5:00 PM on Monday, February 1, 2021.

To speak with someone in the Planning Office, please call (585)-723-2344.

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Alvin I. Fisher, Jr., Chairman

Jamie L. Anthony

Rick Antelli

Christine R. Burke

John C. Geisler

William E. Selke

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

John T. Caterino, Planning Board Clerk

Michelle M. Betters, Planning Board Secretary

Pledge of Allegiance

Agenda Additions, Deletions and Continuance

Policy of Decorum at Meetings

PLANNING BOARD AGENDA
January 20, 2021

PUBLIC HEARINGS

Old Business

1. Applicant: Delaware River Solar, LLC
Location: 3115 & 3171 Ridgeway Avenue (aka 457 Elmgrove Road)
Mon. Co. Tax No.: 088.03-1-12.111 (portion of)
Request: Minor subdivision approval of the Solar Energy Subdivision consisting of three lots on approximately 130.15 acres.
Zoning District: FOI (Flexible Office/Industrial)

2. Applicant: Raymond Arnold
Location: 880 Manitou Road
Mon. Co. Tax No.: 033.03-3-22
Request: Minor subdivision approval of the 880 Manitou Road Subdivision consisting of two lots, one with an existing home, on approximately 19.6 acres.
Zoning District: R1-44 (Single-Family Residential)

3. Applicant: Nicholas Graziose
Location: 480 McCall Road
Mon. Co. Tax No.: 075.10-07-39 & 47
Request: Final Plat approval of the Teton subdivision, consisting 7 lots, (14 two-story duplex units) with grading and landscaping on approximately 3.63 acres.
Zoning District: PR (Planned Residential)

4. Applicant: Janet Quimet
Location: 448 Long Pond Road
Mon. Co. Tax No.: 034.03-1-20.111
Request: Re-subdivision of Lot R-28 of the Ouimet subdivision, consisting of two lots approximately 42.96 acres.
Zoning District: R1-44 and R1- 18 (Single-Family Residential)

New Business

None

PLANNING BOARD AGENDA
January 20, 2021

SITE PLANS

Old Business

1. Applicant: Sonbyrne Sales, Inc.
Location: 1297 and 1305 Maiden Lane
Mon. Co. Tax No.: 074.08-1-1 and 074.08-1-2
Request: Site plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 1.12 acres.
Zoning District: BR (Restricted Business)

2. Applicant: Delaware River Solar, LLC
Location: 3115 & 3171 Ridgeway Avenue (aka 457 Elmgrove Road)
Mon. Co. Tax No.: 088.03-1-12.111 (portion of)
Request: Site plan approval of proposed construction 7.482 MW Solar Energy System Facility on approximately 130.15 acres.
Zoning District: FOI (Flexible Office/Industrial)

3. Applicant: AAA Kirk Road Properties, LLC,
Location: 70 Cedarfield Commons
Mon. Co. Tax No.: 045.03-1-7.13
Request: Site plan approval of proposed (15,000± square feet) commercial building with related parking, utilities, grading, and landscaping on approximately 1.232.05 acres.
Zoning District: FOI (Flexible Office/Industrial)

New Business

None

PLANNING BOARD AGENDA
January 20, 2021

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: 447 Long Pond Road, LLC
Location: 447 Long Pond Road
Mon. Co. Tax No.: 034.03-9-69
Request: Concept plan review for a minor subdivision approval of the 447 Long Pond Road Subdivision consisting of seven lots, on approximately 5.91 acres.
Zoning District: R1-18 (Single-Family Residential)

2. Applicant: Vanara Properties, LLC
Location: 145 Bellwood Drive
Mon. Co. Tax No.: 089.04-1-8.1
Request: Reapproval of site plan for a proposed hotel, (four stories; 48,000± square feet; 124± rooms) with related parking, utilities, grading, and landscaping, on approximately 3.5 acres, previously approved on May 18, 2016.
Zoning District: BG (General Business)

3. Applicant: Long Pond Realty
Location: 1 Saredon Place
Mon. Co. Tax No.: 089.18-1-38.21
Request: Concept plan review for a proposed one-story addition (4,000± square feet) to an existing building with expanded parking area, utilities, grading, and landscaping, on approximately 3.86 acres.
Zoning District: BP (Professional Office)