



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

AGENDA

SEPTEMBER 2, 2020

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 scheduled for September 2, 2020 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 mbettters@greecenyc.gov prior to 5:00 PM on Monday, September 14, 2020. 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 Continuances

Announcements

Policy of Decorum at Meetings

PLANNING BOARD AGENDA
September 2, 2020

PUBLIC HEARINGS

Old Business

1. Applicant: Nicholas Graziose
Location: 480 McCall Road
Mon. Co. Tax No.: 075.10-07-39 & 47
Request: Preliminary plat of the Teton subdivision, consisting 8 lots, (16 two-story duplex units) with grading and landscaping on approximately 3.63 acres
Zoning District: PR (Planned Residential)

New Business

1. Applicant: Estate of Gerald Ryan
Location: 320 Elmgrove Road
Mon. Co. Tax No.: 088.02-2-19
Request: Minor subdivision of the Gerald Ryan Subdivision consisting of two lots on approximately 38.7 acres
Zoning District: R1-18 (Single-Family Residential)

SITE PLANS

Old Business

1. Applicant: Vendi Excavating
Location: 2221 Ridgeway Avenue
Mon. Co. Tax No.: 089.04-1-5
Request: Site plan review of new parking lot and site improvements with grading and landscaping on approximately 2.72 acres
Zoning District: IG (General Industrial)
2. Applicant: Elderwood Development, LLC
Location: 1404 Long Pond Road
Mon. Co. Tax No.: 098.06-2-31
Request: Site plan review of an addition (2,000± square feet) and site improvements including parking, and sidewalks on approximately 4 acres.
Zoning District: RS (Senior Residential)

PLANNING BOARD AGENDA
September 2, 2020

New 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: Sonbyrne Sales Inc.
Location: 2070 Ridgeway Avenue
Mon. Co. Tax No.: 089.15-2-1
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 2.05 acres
Zoning District: BR (Restricted Business)

SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Frank Imburgia, FSI
Location: 502-524 Long Pond Road
Mon. Co. Tax No.: 045.01-5-2.11/ 045.01-5-2.2/ 045.01-5-1
Request: Concept Plan Review for the construction of 125 residential units, consisting of single family dwellings and townhomes. Additionally, a 900± square feet addition along the south side of the Carriage Stop Plaza, with related parking and landscaping on approximately 25 acres.
Zoning District: BR (Restricted Business) / RP (Planned Residential)

New Business

1. Applicant: Alex Sigismondi
Location: 79 Elmgrove Road
Mon. Co. Tax No.: 073.04-1-16
Request: Concept review for a minor subdivision to be known as the A&L Subdivision consisting of three lots on approximately 9.98 acres
Zoning District: R1-18 (Single-Family Residential)

PLANNING BOARD AGENDA
September 2, 2020

2. Applicant: DuPont Industrial Biosciences
Location: 1700 Lexington Avenue (Eastman Business Park)
Mon. Co. Tax No.: 089.83-2-35
Request: A request for referral for administrative review of a site plan for a proposed storage tank (40-feet-high; 50,000 gallon capacity) and accessory equipment with related fencing, utilities, grading, and landscaping, on approximately 18.95 acres, pursuant to the requirements of Section 211-18.1 of the Zoning Ordinance.
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)
3. Applicant: Fieldstone Capital, LLC
Location: 3500 Latta Road
Mon. Co. Tax No.: 044.02-1-10.11
Request: Concept Plan Review for the construction of 236 residential units, consisting of 59 single-family homes and 177 townhomes, on approximately 54.72 acres.
Zoning District: RP (Planned Residential)