



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

AGENDA

SEPTEMBER 16, 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 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@greecenyny.gov prior to 5:00 PM on Monday, September 28, 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

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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)

2. 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)

New Business

None

SITE PLANS

Old Business

1. 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)

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2. 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)

3. 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)

New 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)

SPECIAL PLANNING TOPICS

Old Business

1. 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)

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New Business

1. Applicant: Source Fine Jewelers, LLC
Location: 2147 West Ridge Road
Mon. Co. Tax No.: 074.19-4-55.21
Request: A Minor Improvement Plan (MIP) consisting of a proposed single-story addition (645± square feet), curbing, and landscaping on approximately 0.94 acres.
Zoning District: BR (Restricted Business)

2. Applicant: 1031 Janes Road, LLC
Location: 1031 Janes Road
Mon. Co. Tax No.: 045.01-1-8
Request: Extension of site plan approval for proposed flex industrial buildings, (three-one story; 57,600 total square feet), with related parking, utilities, grading, and landscaping on approximately 8.10 acres originally approved on October 2, 2019.
Zoning District: IL (Light Industrial)

3. Applicant: Creative Cars, LLC
Location: 2595 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-4-8
Request: A referral from the Board of Zoning Appeals to review the site layout, landscaping, and exterior building modifications for a proposed for a motor vehicle service station and motor vehicle dealership.
Zoning District: BR (Restricted Business)