



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

APRIL 7, 2021

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Alvin I. Fisher, Jr., Chairman
Michael H. Sofia
Richard C. Antelli
Jamie L. Anthony
Christine R. Burke
John Geisler
William E. Selke

Michelle Betters, Planning Board Secretary
John T. Caterino, Planning Board Clerk
John Gauthier, P.E., Associate Engineer
Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Additions, Deletions and Continuances to the Agenda

Announcements:

One of our long time members will be turning 90, Bill Selke. Bill has given us many gifts throughout the year, he's been active in the Senior community and at the other end of the spectrum as a longtime member of the Monroe County Youth Bureau. You have been a part of every major group in the Town, you have given for many years and we appreciate it, thank you and many more.

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Alex Sigismondi
Location: 79 Elmgrove Road
Mon. Co. Tax No.: 073.04-1-16
Request: Minor subdivision approval of the A&L Subdivision consisting of three lots on approximately 9.98 acres
Zoning District: R1-18 (Single-Family Residential)

Mr. Antelli made a motion, seconded by Ms. Anthony to withdraw application as requested by the applicant.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION WITHDRAWN**

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2. Applicant: Fallmarc Development, LLC
Location: Peck Road west of North Greece Road
Mon. Co. Tax No.: 058.01-1-001
Request: Preliminary and final plat approval for the Stonewood Estates subdivision, a cluster development subdivision pursuant to the requirements of Section 211-64 of the Zoning Ordinance, consisting of 13 Lots on approximately 21.7 acres
Zoning District: R1-44 (Single-Family Residential)

Mr. Antelli made a motion, seconded by Ms. Anthony, to continue the application to the April 21, 2021 meeting, as requested by the applicant.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
APPLICATION CONTINUED TO
APRIL 21, 2021 MEETING**

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3. Applicant: 447 Long Pond Road, LLC
Location: 447 Long Pond Road
Mon. Co. Tax No.: 034.03-9-69
Request: Preliminary and final plat approval for the Hawthorn Grove subdivision, a cluster development subdivision pursuant to the requirements of Section 211-64 of the Zoning Ordinance, consisting of 7 Lots on approximately 5.91 acres
Zoning District: R1-18 (Single-Family Residential)

The following is a synopsis of the discussion pertaining to the above-referenced request.

John Caterino, Planner, Town of Greece presented the application.

Mr. Caterino: Since the last meeting we were able to walk the site and photograph the interior and exterior and those been forwarded to the Town Historian for archiving. We have not heard comments from any neighbors.

Mr. Selke made the following motion, seconded by Ms. Anthony:

WHEREAS, 447 Long Pond Road, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 447 Long Pond Road (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:

1. Upon review of the application, the Planning Board determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
4. The Planning Board has carefully considered an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
6. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not

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limited to the Monroe County Department of Transportation, the Monroe County Department of Planning and Development, and the Town's own staff.

7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
14. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

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Mr. Antelli then made the following motion, seconded by Mr. Sofia, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. Any Town of Greece approval or permit for these premises does not relieve the applicant, developer, or owner of the premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the premises. A note that indicates this requirement shall be added to the plat.
3. The following zoning variances shall apply pursuant to New York State Town Law, Section 278 and the Town of Greece Zoning Ordinance, Section 211-64. Said modified zoning requirements shall be added to the plat:
 - a. Lots 2 and 3:
 - (i) Lot width of **80** feet instead of the 100 feet required.
 - (ii) Minimum side setback of **8** feet instead of the 10 feet required.
 - b. Lot 7:
 - (i) Minimum rear setback of **40** feet instead of the 50 feet required.
4. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plan.
5. Snow storage areas shall be identified on the site plan and landscape plan.
6. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
7. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
8. No building permits shall be issued unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
9. If the project "disturbance" exceeds 1 Acre of total area, no pre-construction meeting shall be scheduled unless and until a Notice of Intent (NOI) has been filed with the New York State Department of Environmental Conservation (the "NYSDEC").
10. Should a NYSDEC stormwater permit be required, throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-20-001, particularly Part IV, which describes:
 - periodic inspections of the construction site by a qualified professional; and

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- maintenance of a site log; and
- stabilization requirements; and
- maintenance of sediment traps and ponds during construction.

The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.

11. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
12. Subject to approval by the Town's, Fire Marshal, Commissioner of Public Works, and Engineering staff.
13. The Applicant shall install concrete bollards with informational placards on the lots containing the proposed conservation easement to the Town of Greece, subject to the approval of the Planning Board Clerk and/or Engineering Staff
14. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
15. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
16. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

New Business

None

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SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

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ADJOURNMENT: 7:05 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

Signed: _____

Date: _____

Alvin I. Fisher, Jr., Chairman