



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

JULY 8, 2020

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Michael H. Sofia, Acting Chairman
Richard C. Antelli
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
Matt Trau, Junior Engineer
Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Alvin I. Fisher, Jr.
Jamie L. Anthony

Additions, Deletions and Continuances to the Agenda

Announcements:

Policy of Decorum

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Morning Christian Fellowship Church
Location: 485 Holmes Road
Request: Minor subdivision approval for the Morningstar Subdivision, consisting of 3 lots on approximately 4.93 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No. 089.06-2-43

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

Thomas Rodak, O'Neill-Rodak, presented the application.

Mr. Rodak: We submitted copies before we were quarantined, there was a comment about a shed that was on the property, that issue has been resolved.

Mr. Caterino: Staff comments were the encroachment of the shed on Lot 2 and our request to move the eastern portion of Lot 2 to be flush with Lot 1. This is strictly a conveyance of land application, no construction is proposed, we are just moving lot lines around so there would be no engineering comments. It does comply with zoning.

Mr. Gauthier: No comments.

Ms. Janet Stanton, 166 Kaywood Drive: We back up to Lot 3, are they proposing a building?

Mr. Sofia: At this point there is no proposal to build.

Ms. Susan Pfau, 535 Holmes Road: Will there be an access road off Holmes Road to get to that property? There was a home there that was taken down.

Mr. Rodak: At this time, there has been no discussion with the owners of what their future plans would be. I have now knowledge of an access road.

Ms. Stanton: We have lived there for 35 years and this has been our backyard and have enjoyed it, wondering why now they would do something?

Mr. Schiano: We cannot get into that.

Motion by Mr. Antelli, seconded by Ms. Burke:

WHEREAS, Morning Christian Fellowship Church (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor subdivision, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 485 Holmes Road (the "Premises"); and

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

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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 limited to 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, potential adverse environmental effects revealed in the environmental review process will be minimized or avoided by the Applicant's voluntary incorporation of features and measures that were identified as practicable.

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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	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Geisler, 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.
3. The Planning Board 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.
4. This subdivision map is for conveyance purposes only; no new construction is proposed. Approval of this map does not supersede any other conditions imposed by the Town of Greece or any other agency. Additional Town of Greece approvals must be obtained before any future construction. A note that indicates this requirement shall be added to the plat.
5. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town.
6. Subject to approval by the Town's Commissioner of Public Works, Engineering staff, and Fire Marshal.

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7. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
8. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
9. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
10. As discussed this evening, the east property line for Lot 2 shall be relocated 78.13 feet to the east and flush with the shared property line of Lot 1, subject to the approval of the Planning Board Clerk.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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2. Applicant: Sciortino Homes, LLC
Location: Old Country Road and Greymere Road
Request: Final plat approval for Copperfield Ridge Subdivision on approximately 12.29 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 045.01-2-8.11 / 045.10-2-13.121

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

Kris Schulz, Schulz Associates, presented the application.

Mr. Schulz: We were here last year trying to change the plan, but had to be kept as its original preliminary plat. The only difference is that we have lost a couple lots, we are tuning four lots into two. The road network is all the same, I'm happy to say all county agencies are ready to sign off on the plans. We have address all town comments as of today. We currently have houses ready to submit building permits.

Mr. Caterino: This is final plat approval so it did not have to be reviewed by the county, the big items was that this comply with the preliminary plat that was approved in the 1980's. Certain lots did get bigger but still complies with the preliminary, no comments from staff.

Mr. Gauthier: We have minor comments, no deal breakers here.

Motion by Mr. Geisler, seconded by Mr. Antelli:

WHEREAS, Sciortino Homes, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located Old Country Road and Greymere Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Pursuant 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"), the Planning Board completed its environmental of the Copperfield Ridge subdivision when the Planning Board the preliminary plat for said subdivision.
2. The Proposal is in substantial agreement with the approved preliminary plat

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action relative to the Proposal.

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

MOTION CARRIED

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Mr. Geisler then made the following motion, seconded by Mr. Antelli, 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.
3. The Planning Board 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.
4. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town.
5. No site work shall commence unless and until a pre-grading and/or pre-construction meeting has taken place involving the Town Departments of Public Works, Engineering, and/or Technical Services. A note that indicates this requirement shall be added to the plan.
6. No pre-construction meeting shall be scheduled unless and until a Notice Of Intent (NOI) has been filed with NYSDEC.
7. Throughout the life of the storm water permit (from the filing of the Notice Of Intent to the Notice Of Termination), the developer shall fully comply with all aspects of the NYSDEC General Permit No. GP-02-01, particularly subsections Part III.D.4 through III.D.7 which describe:
 - periodic inspections of the construction site by a qualified professional,
 - maintenance of a site log,
 - stabilization requirements, and
 - maintenance of sediment traps and ponds during construction.

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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. Subject to approval by the Town's Commissioner of Public Works, Engineering staff, and Fire Marshal.
10. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
11. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
12. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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3. Applicant: Willow Pointe, LLC
Location: 2325 English Road
Request: Final Plat approval for the Willow Pointe subdivision, consisting of 19 lots on approximately 15.35 acres
Zoning District: R1-18 (Single-Family Residential)
Mon. Co. Tax No. 058.02-3-22.11

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

Rick Giraulo, Landtech, presented the application.

Mr. Giraulo: This project was approved earlier this year as a preliminary plat, at that time they were discussing if it were to be done as one section or not, we have decided to do in one. The final plat is the entire project, there were a few changes based on comments from town staff. We moved our bio-filter and swale further away to give the adjacent property owner, to the west, a little more space. On the proposed storm water pond we would try to retain a larger buffer. There were some questions from Mr. Grotke, 2352 English Road, to the west, the intent is to save some green space, there is a berm that will be removed, there will not be any bubblers in the pond, there are natural predators to take care of the mosquitoes. The water surface is about 90 x 115 feet and 3.2 feet deep. There will be a vegetated bench at the waters' edge to discourage geese. There will be no fence around the pond and the property owner will be responsible for the maintenance of the pond. No trees are planned in the immediate area of the pond. We will be removing dead and diseased trees. The first house will be about 240 feet from the center line of English Road. The bio-retention and bases themselves are going to be about 10 to 12 feet wide and length from 110 to 215 feet, these are not ponds, they are an impression in the ground with special soil with plantings water will pond of about six inches deep before it will spill into overflow feature, there will be underdrain at the bottom so they will drain out.

Mr. Caterino: This is a final plat approval so it did not need require Monroe County's review. We did approve the preliminary plat this earlier this year. There were no comments from staff and Mr. Giraulo did address Mr. Grotke's questions. This was approved in the mid 2000's but was never constructed so in terms of staff notes, conditions of approvals were pretty much the same. We have updated some standard conditions, one condition of maintaining a 25 foot vegetated strip on the west side of the pond was included.

Mr. Gauthier: We have resolved all outstanding issues.

Mr. Grotke, 2353 English Road: How big is the buffer going to be? When will construction start?

Ms Grotke: Do they build the house at the same time and then sell them?

Mr. Schiano: It depends on the buyer. The earth work will done at the same time.

Mr. Giraulo: The buffer will be 20 to 25 feet, leaving what there, the project will start as soon as possible and the clearing will done at one time. There has been a lot of interest in the property.

Mr. Cassara: We have some interested buyer, I'm not sure if we will put up a model, there is a call for a lot of ranches. I think the lot behind Gulliano's lot will not be touched.

Mr. Selke: We appreciate all the issues that have been worked out and looks to be a good project.

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Motion by Mr. Selke, seconded by Mr. Antelli:

WHEREAS, Willow Pointe, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located 2325 English Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Pursuant 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"), the Planning Board completed its environmental of the Willow Pointe subdivision when the Planning Board the preliminary plat for said subdivision.
2. The Proposal is in substantial agreement with the approved preliminary plat

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action relative to the Proposal.

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

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Antelli, 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.
3. The Planning Board 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.
4. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County

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- Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town.
5. No site work shall commence unless and until a pre-grading and/or pre-construction meeting has taken place involving the Town Departments of Public Works, Engineering, and/or Technical Services. A note that indicates this requirement shall be added to the plan.
 6. No pre-construction meeting shall be scheduled unless and until a Notice Of Intent (NOI) has been filed with NYSDEC.
 7. Throughout the life of the storm water permit (from the filing of the Notice Of Intent to the Notice Of Termination), the developer shall fully comply with all aspects of the NYSDEC General Permit No. GP-02-01, particularly subsections Part III.D.4 through III.D.7 which describe:
 - periodic inspections of the construction site by a qualified professional,
 - maintenance of a site log,
 - stabilization requirements, and
 - maintenance of sediment traps and ponds during construction.
 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. Subject to approval by the Town's Commissioner of Public Works, Engineering staff, and Fire Marshal.
 10. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
 11. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
 12. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
 13. This subdivision is located within the Town's Sanitary Trunk Sewer Overlay Area, which is an area in which the Town levies a sanitary sewer surcharge. A sanitary sewer entrance fee surcharge 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. In addition, a limited-term annual debt repayment charge shall be applied to each house constructed in this subdivision. A note that indicates these requirements shall be added to the plat.
 14. As discussed this evening, the Applicant shall retain a 25-foot-wide strip of existing trees along the western property line of the proposed pond, which is located west of the proposed street. The grading plan shall be revised so as to minimize grading within the drip-line of the trees within said 25-foot-wide strip.

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

MOTION CARRIED
APPROVE WITH CONDITIONS

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4. Applicant: Nicholas Graziose
Location: 480 McCall Road
Request: Preliminary and Final Plat approval 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)
Mon. Co. Tax No.: 075.10-07-39 & 47

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

Greg McMahon, McMahon LaRue Associates, Nicholas Graziose, owner, presented the application.

Mr. Sofia: I would like to make a couple notes here, this application was before us in the past as a concept review. The application came in pretty similar to today. I don't see many changes that we suggested in the concept review. This has significant drainage issues that has not been satisfied, we are not acting on this application this evening. We have the same concerns that I'm guessing the neighbors have. You are welcome to make a presentation just keep in mind we are not acting on this, we have significant issues and hopefully you have solutions.

Mr. McMahon: We have made concept and were also before the Board of Zoning Appeals. We heard what that Board had to say, the changes we have made, the layout is the same with eight duplex buildings on a private drive, served by utilities but we longer are requesting from the Board of Zoning Appeals except the special use permit. We have rearranged the site and have addressed the variances. If I understand, concerns from the Town, we do have drainage to address, we have done test holes, the soil is sand. We have about six to 12 inches of top soil over sand, we hit wet sand from anywhere from five to nine feet deep. There are no basements; they are slab on grade. The plans depict, we have storm water detention, and there is a small collection area in the upper corner. All of the yards around this property sheet off into this property, it's kind of a collector for the runoff for the neighborhood. This a low area, water from the duplexes from next door, were collecting it here in a pond and piping that pond along the back of the property into a larger pond in front with an overflow going out to the storm sewer on McCall Road. There is an issue with the storm sewer which we will have to talk to the Town further about, but we have looked at the drainage, we have minor discharge on the 10 year storm up to just under what cubic feet per second in the 100 year storm; we think we can bring down the discharge. We will have further discussion on this.

Mr. Gauthier: I have to evaluate it based on the report that was submitted. There are two factors, you have submitted that report, your neighbors to the east have standing concerns with the Town that I have an awareness of. You don't have to fix all the problems in the town to build a project but we can absolutely not allow it to make it any worse. That is the standard and in the report you submitted, and information since then, that was the basis for the comments, I wanted to be clear that I need more before I make any recommendations to this body.

Mr. McMahon: Drainage issues brought to light a number of things, soil testing worked in our favor, we were pleased with what we found, and we will do what we need to solve the problems.

Mr. Caterino: This application is also before the Board of Zoning Appeals for a special use permit for townhomes. Prior to the Town's zoning ordinance update this property was zoned

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R1-8 which allowed townhomes with a special use permit from that Board. So any town-wide rezoning that happened earlier this year had no impact on the application that is before us this evening. This application could have come to us and to the Zoning Board of Appeals, whether a town-wide rezoning happened or not. I want that to be very clear, the old zoning would have allowed for more townhomes than the new zoning.

Mr. Schiano: You mentioned that you removed all the variances so the special use permit should not be an issue, the Board of Zoning Appeals is going to listen to this Board and make sure there are no adverse impacts on the neighbors including screening, etc. There are conditions that can be put on this property.

Mr. McMahon: I understand that the special use permit is not a given. I did not mean to make light of that, we did remove the area variances.

Mr. Sofia: If everyone understands that, these are concerns and it's been mentioned that this application is based on the new zoning and it is not. This application came under the old zoning rules. To be clear this is allowed under the old zoning and with a special use permit from the Board of Zoning Appeals. We still have to visit buffering, drainage, we are going to address all of these issues. This applicant has more work to do.

Mr. Geisler: What is the elevation between the road and the lowest part in the site?

Mr. McMahon: The lowest is about three feet lower than the road.

Mr. Sofia: This site it seems like everything drains in, they still have to fix that from shedding onto the neighbors properties. It makes the site difficult to develop.

Mr. Geisler: Is there a basin to collect the water.

Mr. Gautier: That is one of the problems, there is not a vigorous drainage infrastructure system in this area. It all fall upon this site or goes to the east.

Mr. McMahon: The soils are such that such, and assuming they are the same with neighboring yards that the rain that hits the ground is infiltrating into the soil.

Mr. Selke: If I remember they are three bedrooms? You could have potential a family, I look at where are the kids going to play or visitors going to park, and it's going to get pretty jammed at holidays. Folks will visit, what plans have you made to relieve that condition? I see a lot of kids and I'm not discouraging that but it becomes crowded. You have a one car garage and two car driveway. You may have deliveries that is a concern. Do you plan for street lights? Will there be a homeowners association?

Mr. McMahon: There will be building lights, no street light. There will be an association.

Mr. Schiano: Will the association have rules as far as antenna, decks, sheds or how things are stored on the property.

Mr. Sofia: The difference is that deed restrictions are not enforceable by the town, so if this does move forward we need to note those and make them suggestions for the special use permit which is enforceable.

Mr. Schiano: Are you looking to add parking for visitors?

Mr. McMahon: We could look to add another area.

Mr. Selke: The neighbors need to know there is an association, it will look good and be maintained but the major concern is density and how can we make it work.

Mr. Antelli: Can you go over the buffering.

Mr. McMahon: We will have a combination of landscaping and privacy fencing. There are areas where you will have fencing, we have some work to do on this.

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Mr. Sofia: This most likely will be clear cut? This is a concern, again you have some work to do. You need parking, these are tight areas.

Mr. Caterino: Chairman Fisher could not make our meeting tonight, but I have some comments from him. The main unaddressed issue is drainage. This site is flat, subject to drainage problems and substandard infrastructure in the area. The applicant has done little to address this problem. This application should be continued until the developer meets the town drainage requirements. This is an intense use for this property. The Planning Board should consider recommending to the Board of Zoning Appeals that they not approve the special permit for all duplexes and require the developer is current zoning which would require single family in areas opposite existing single family homes. Also, previous renderings of this application did need variances for front setbacks, pulling the units to the private drive, this is something I think the Board should consider, to have variances to move the site from adjoining property owners.

Mr. Sofia: Based on the old zoning, they needed variances to move the units away from the neighbors.

Pamela DiPonzio, 271 Elwood Drive: I'm not sure if this applies, but we pay for street lights but we have not street lights.

Mr. Schiano: You can contact our department of public works.

Patrice Brown, 384 McCall Road: Who is our councilman?

Mr. Geisler: Josh Jensen.

Ben Borelli, 475 McCall Road: I have lived in the neighborhood for 25 years, we are not opposed to any development, and we are opposed to rental units and duplexes being crammed into this site. This whole area is loaded with apartments, there is not a lack of properties. In your 2020 Comprehensive Plan you state that is to revitalize and maintain the character of the neighborhood.

Mr. Schiano: The consensus of the Board is that there is too much here.

Mr. Borelli: There is a constant problem with the sewer backing up. Where are they going to tie into the sewer? The entrance is right across the street from my house it's a quality of life issue with the traffic and such. I know you have to make a profit, but no one would be opposed to four or five house in there and in keeping with the neighborhood. We border the city, there are no street lights, and speeding is a factor, these are all quality of life issues. Are these going to be owner occupied? Who's going to monitor these things, now it's a complete and total rental property? These are all factors that I'm sure my neighbors would agree, are concerns we have. Going forward it seems that this area is congested with rentals. Why do we need this?

Mr. Schiano: We can't get into to that.

Mr. Sofia: I assure you, and I hope we have expressed that already, that the things we can control we will, some things you mentioned, we can't. This applicant is charged with making the drainage better than what it is right now.

Mr. Gauthier: They have to reduce what's coming off the site by 35% as compared to what it is right now. He has some ideas and has to develop it.

Mr. Borelli: It's so small, what's going to be done with the entrance? It's zoned residential. What about snow removal.

Mr. Sofia: I believe its 20 feet wide, and is not sufficient, but again those have to be worked out. Snow removal is a concern of ours too.

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Mr. Borelli: I just want to bring those to your attention and hope you seriously think about it. I don't want to have to move and feel bad for my neighbors they back up to it.

Julie Stipulski, 301 Elwood Drive: These homes will back up to my property, you spoke of a fence and the project will be higher. The duplexes on Lilian Lane are owned by seniors, that neighborhood and ours is very quiet. If you put houses that are 15 feet from our property line, that's two stories, with a fence that will do nothing, it's too close. I want to make sure, I know you are doing a good job and really pushing things and glad about that. I went on the website today and if you could explain the zoning.

Mr. Schiano: So it would allow those types of homes but only against those types of homes. So a single family residence next to a single family home, then next to that could be a double within the project. So there is some things to look at.

Mary Brown, 384 McCall Road: I just wanted to thank the Board for their consideration and what you are absorbing for what we are saying. I appreciate that.

Mr. Sofia: Thank you.

Mr. Arthur Daughton, 146 Fisherman's Cove: The biggest thing I see is the setbacks.

Mr. Sofia: We have addressed that, it poses other issues, such as the one car driveways.

Mr. Daughton: Why was it not advertised for the Board of Zoning Appeals?

Mr. Caterino: A new legal notice would not have been required because it was old business. Neighbors were notified by mail that the applicant would not be on the Board of Zoning Appeals agenda until after tonight's meeting.

Mr. Savage: 231 Elwood Drive: I have lived there since 1991, my parents homestead was at 480 McCall Road, and they bought it in 1946. It was struck by lightning in 2001 and burned down, that was the center of a very large farm. I hate to come across as an expert but I have been associated with this neighborhood for 63 years. There has been mention about drainage issues on Elwood Drive, at the time of building the houses in around 1956 the downspouts were put into the ground. Now they are required to come down on splash blocks. The field has lots of trees, cottonwood and such that get blown onto the houses, into the gutters, flow out of the downspouts and into the storm sewers. If there is a backup, and they don't pump this up it bogs up with leaves. If the trees are gone from this area, it won't get backed up. I have a house along here and I know what happens. There are ways to deal with the two story homes, they are there, so it is not unprecedented. McCall is fairly busy and understand the concern, Mr. Borelli is kitty-corner from the entrance. The rent is going to be \$1400 to \$1600 a month, the builder will live there. I have spent over \$100,000 in taxes, I wanted to save this property from development, and I wanted my kids to play on this property. My point is do I keep paying these taxes for the luxury of having nothing behind my neighbors homes? What about my liability? I have turned down other developers but said no, I felt comfortable with this builder and think this is the best use. I'm sure there is something you can do about the drainage, its sandy soil it's perfect for drainage. I like the plan I'm going to be a neighbor too.

Mr. Sofia: We have heard nothing inaccurate but the things we can control we need to control, buffering, drainage, density, we are not picking on the developer but we look at this on all developments.

Mr. Savage: I think you should work with the builder and make it happen within a reasonable time.

Mr. Sofia: I think we have heard the neighbors and the developer has heard us and our concerns and hopefully we will look at another plan and have to satisfy drainage. This does not work.

PLANNING BOARD MINUTES
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Mr. Geisler made a motion, seconded by Mr. Antelli, to continue the application to the July 22, 2020, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
JULY 22, 2020, MEETING**

PLANNING BOARD MINUTES
July 8, 2020

SITE PLANS

Old Business

1. Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon Wireless)
Location: 1510 Maiden Lane
Mon. Co. Tax No.: 059.19-3-1.1
Request: Site plan approval for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (115 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway, on approximately 0.13 acres
Zoning District: R1-18 (Single Family Residential)

APPLICATION WITHDRAWN

PLANNING BOARD MINUTES
July 8, 2020

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Maiden Meadows, LLC
Location: 1826 and 1850 Maiden Lane
Request: Relief of Condition #1 (Conversion of Maintenance Building to Dwelling Unit) of the Planning Board's preliminary and final plat approval granted on December 8, 2018.
Zoning District: RP (Planned Residential)
Mon. Co. Tax No.: 059.18-1-96

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

Rick Giraulo, Landtech, Robb Laviano, Maiden Meadows, LLC, presented the application.

Mr. Giraulo: We are here tonight for a change in condition, we initially had a maintenance building there, but because of code issues and sprinkler requirements it was not cost effective to do that. So instead we were just going to make that a unit. The building is 67.8 feet away from the residence.

Mr. Sofia: It looks like a nice addition to that building but we have some questions.

Mr. Caterino: What brought this on was discussions for the building to remain a maintenance building, it would require sprinklers per code. This application would modify the building into a just over 600 square foot, one-bedroom dwelling unit with an attached 900 foot square foot garage. If it were to remain a residential unit it would not need sprinklers but just a garage would require them.

Mr. Sofia: So it appears that it is a maintenance garage with an apartment. But you have a garage that is much bigger than the residence. I love the concept with having the superintendent on premise. Are they all going to be sold?

Mr. Laviano: That is the way it's looking, we have had a lot of interest for leasing, we are still focused on selling but at this point more people have approached us for leasing.

Mr. Sofia: There will be maintenance equipment in it and that's a concern for liability purposes.

Mr. Laviano: That was the plan, it was set up that way but in reevaluating the whole plan we're going to subcontract that out not, it makes more sense.

Mr. Sofia: Why so big?

Mr. Laviano: We will use it now for storage for the project but when that is over it will be a nice big garage.

Mr. Sofia: We could make some temporary provisions, but if we leave it that way you know there will be problems. It could be a business. It's not safe.

Mr. Laviano: We would not want that either.

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Mr. Sofia: But if you are giving that space someone will fill it with something. If you want temporary storage, fine but it's going to be that way permanently, you can do it, it has to be sprinkled which is avoiding why you are here.

Mr. Laviano: We don't want it to be a maintenance building, it will be thousands of dollars.

Mr. Sofia: What if you left it as a shell and then finish it when the rest of the project is done.

Mr. Caterino: If we were to consider it we would want to run it by the Fire Marshal and make sure he's on board along with what it.

Mr. Laviano: When we did meet the Fire Marshal, he was OK with the concept provided they could make spot inspections. Is that something that is still acceptable?

Mr. Caterino: That was one of the requests that it would be subject to random inspections from code enforcement and the Fire Marshal.

Mr. Sofia: During or post construction?

Mr. Caterino: Post construction.

Mr. Sofia: We'll have to confirm, I don't know why he would take that burden of post inspections on a single unit in a complex like that. We will just confirm, we want to make sure it's safe.

Mr. Liciardello: There is a large demand for folks that want bigger garages. So to say that someone will use that for a means that is not legal, I know of a lot of garages that are not used for what they are suppose be.

Mr. Sofia: After you are long gone we have to be cautious.

Mr. Liciardello: That's how we left off with the Fire Marshal, they were OK with it with random inspections.

Mr. Sofia: That did not get relayed to us. Is the Fire Marshal talking indefinite inspections?

Mr. Caterino: Yes, two more things, comments from Chairman Fisher as he could not be here tonight. The building which had been previously been identified as a maintenance building should be required to be sprinklered even if part could be occupied as residential. Another thing we should consider is any precedence this sets moving forward for a maintenance building on a multi-family site to not having to sprinkler it, would be converting it to some form of living space.

Mr. Sofia: To Mr. Caterino's point, you guys know what happens when after you leave, the Fire Marshal has to deal with it, we have code issues.

Mr. Schiano: The condition should also be part of the deed every time it transfer. They have to be placed on notice.

Mr. Caterino: This structure will be on the common lot.

Mr. Sofia: How does this get sold?

Mr. Laviano: When this gets sold it will be subdivided.

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Mr. Geisler made a motion, seconded by Mr. Antelli, to continue the application to the July 22, 2020, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
JULY 22, 2020, MEETING**

PLANNING BOARD MINUTES
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2. Applicant: Fallmarc Development, LLC
Location: Peck Road west of North Greece Road
Request: Concept plan review of the Stonewood Estates subdivision consisting of 13 Lots on approximately 21.7 acres
Zoning District: R1-44 (Single-Family Residential)
Mon. Co. Tax No.: 058.01-1-001

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

Rick Giraulo, Landtech, presented the application.

Mr. Giraulo: We are pleased to be presenting the Stonewood Estates development for Fallmarc Development, LLC for the property located at the northwest corner of Peck and North Greece Roads. The proposal is for a single-family residential development under section 278 of NYS Town Law under which several reductions in the required zoning regulations are being requested. The site is currently zoned R1-44 which has the largest required lot size in the Town of Greece. The site area is only 21.7 acres and severely restricted by Town of Greece floodplain and federal wetlands associated with two tributaries to Smith Creek that cross the property on the north and east sides. A conventional layout plan has been provided for your review that shows the floodplain and wetland areas. All lots have been laid out in accordance with the R1-44 zoning requirements. The plan shows that 13 lots could be development on the property under the current zoning regulations while respecting the environmental features on the property. Fallmarc Development is proposing to develop the property in close conformance to the required setback limits and lot sizes with a few adjustments to better fit in with the environmental features on the site. The intent is to develop the site in a manner similar to the Stonewood Manor project by this developer located on the south side of Peck Road, just to the west of this project. That property was also developed under section 278 of NYS Town Law. Just like Stonewood Manor, this project is requesting an adjustment of the front setback from 70' to 50', the lot width from 150' to 120', the side setback from 20' to 10' and the rear setback from 70' to 50' for only lot #1. The minimum lot size of 32,000 sf is also requested for only 2 of the 13 total lots. All other requirements of the R1-44 zoning are being met. The front setback adjustment will allow for greater usable rear yard area since nearly all of the lots contain floodplain area in the rear yards. The proposed project site shares its north property line with Chatham Estates. The Chatham Estates project was similarly developed under section 278 of NYS Town Law. Within Chatham Estates are lot widths as narrow as 105' and some lot areas of around only 29,000 sf. The common property line contains a tributary to Smith Creek and associated floodplain and federal wetlands. The environmental area in Chatham Estates was placed within a conservation easement to preserve its character. The same treatment is proposed with this project. A conservation easement is proposed along the north and east sides of the property and will contain the federal wetlands and Town floodplain areas. The area to be preserved is about 9.7 acres of the 21.7 acre parcel and will add to the existing preserved area within Chatham Estates. A review of the existing lot sizes surrounding the project on North Greece and Peck Roads reveals that all but a few of the properties are smaller in size than what is being proposed. As discussed, the proposed project will match or exceed the current residential character of the neighboring properties. Utilities to serve the project are readily available nearby. Sanitary sewer will be extended from the Chatham Estates project and water main will be brought in from Peck Road. A storm water management facility will be constructed adjacent to the creek to manage storm water runoff. The project is intended to meet all Town and State storm water regulations. The road will be dedicated to the Town

PLANNING BOARD MINUTES
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of Greece and meet all the requirements with a cul-de-sac at the end. We look forward to presenting this project to the Planning Board. These are very big lots, we have shown pools and decks, there is still a lot of property and a reasonable project and will be a beautiful addition to the Town of Greece.

Mr. Caterino: They are requesting for this to come in as cluster development, the Town's requirements are based off state law that states the Planning Board has discretion to modify certain zoning requirements, if there is a benefit to gain weather environmental or something along those lines. They cannot increase the number of lots allowed but they can modify lot area, setback requirements, and so on. We don't get many of these, but the big thing is that we have to have the benefit there, we could make the case that it would preserve open space and environmentally sensitive areas, this could be something that is applied for and approved.

Mr. Gauthier: The biggest concern is that the houses are so large that they cannot put anything else on them, we have to make sure the lots are usable. It will be a challenge for the wetlands.

Mr. Caterino: Chairman Fisher could not be here tonight but had the following comments to make sure that areas that could be developed by home owners that is remain that way and open space and flood plains be clearly identified.

Mr. Sofia: That has been done in the past. It is a private road?

Mr. Giraulo: No it will be dedicated, it will have to be 26 feet wide per standards.

Mr. Sofia: The end result will be very good, and variances are not unreasonable.

Mr. Caterino: There is a pan handle as part of the property, which goes to North Greece Road. Maybe reach out to the neighbors to see if there is interest in purchasing that piece.

CONCEPT REVEIWED

PLANNING BOARD MINUTES
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3. Applicant: Frederick Metzger
Location: 1150 Long Pond Road
Request: Extension of preliminary and final plat approval a proposed subdivision for the Long Pond Woods subdivision, consisting of 11 lots, including an existing house, on approximately 8.7 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 074.10-4-36

Motion by Mr. Geisler, seconded by Mr. Antelli, to grant two 90-day extensions of the preliminary and final plat re-approval of the subdivision, previously approved on November 20, 2019.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Slocum	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

**MOTION CARRIED
TWO 90-DAY EXTENSIONS GRANTED**

PLANNING BOARD MINUTES
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4. Applicant: Fieldstone Capital, LLC
Location: 410 North Greece Road
Request: Concept plan review of the Fieldstone North subdivision consisting of 143 lots on approximately 99.8 acres
Zoning District: R1-18 (Single-Family Residential)
Mon. Co. Tax No.: 044.02-1-002 & 003.04-2-064.1

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

Rick Giraulo, ManTech, presented the application.

Mr. Giraulo: I have passed out an updated plan, one issue that came up was a code that the road radius of 130 feet, we have used that, what we did is make the radii larger. On plan "B" you will see that because it's such a big radius for the inside lots you end up with pie shape lots with little back yards. The outside lots end up being over an acre. They have to be so deep because of the large radius, so we have really big lots on the outside and goofy lots on the inside. One concern was traffic safety, do the big radius increase safety or not? We asked the police department for a review of accidents on the subdivision adjacent to this one with a smaller radius. I think it's important to look at.

Mr. Sofia: The difference between "A" and "B" is the three radius?

Mr. Giraulo: Yes, we get two more lot, it's not a giant win going with the smaller radius but I think they are better lots. I show on the accident records that there is ten years of accident records from Fieldstone estates, just the south, with the small radius, the question was are the small radius turns creating accidents. The table shows there are unsafe backing, people drinking too much and we have a few accidents that we don't know enough about. None of these fall on the curves. There is no definite indication that the 130' radius is the issue. The problem with the higher radius is that they encourage people to travel faster and my concern is you will decrease safety on these streets.

Mr. Gauthier: You have misrepresented the standards. This is AASHTO's (American Association of State Highway and traffic Officials) recommendation for low speed urban roads. It's the same standard that was in place that was in 2005 standards. The fact is why it had come to a head, we made this comment on a dozen prior projects, we have the opportunity to comply with the rules which has not been of yet accomplished. The standards are stated and its low speed urban roads, it's what's recommended and we are echoing AASHTO's standards. If you make a low speed urban road and violate these standards and we approve it, how do we defend ourselves? The fact that the records were wrote up with no speed does not mean there wasn't speeding, it means it was not a reported speed. What I have stated to the Board is that we are in a difficult position to violate our own standards unless there is something real significant to gain.

Mr. Schiano: Are you recommending more of a bend in the road?

Mr. Gauthier: A longer curve rather, a tighter bend.

Mr. Schiano: What does the guidelines recommend?

Mr. Gauthier: Plan "B", that's why I have to comment and make it comply with the recommended national standards.

Mr. Giraulo: My question is there more appropriate standards than the state highway officials?

PLANNING BOARD MINUTES
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Mr. Gauthier: I'm burdened with this book and I have to tell you you have to comply with the standards unless you have a real good idea to take up to the Commissioner.

Mr. Giraulo: It does not matter, but I'm not sure it's to the Towns benefit, perhaps we should look at other agencies that have their own recommendations for subdivisions.

Mr. Sofia: That is up to you to find those standards and bring them to us. It's about facts, I agree but we have to go with the standards.

Mr. Giraulo: The Town adopted the recommendation but now capped in stone, I don't know if they are saying the bigger street radius is safer.

Mr. Schiano: The town has adopted, so now if it violates it, the town can become liable for an accident that occurred on the road.

Mr. Gauthier: We have to try to comply with our own standards.

Mr. Sofia: I like plan "A" but for our liability you have to provide us something that show plan "A" is safer than plan "B".

Mr. Giraulo: If the Board thinks "A" is better I will talk to the traffic experts and see if they can recommend.

Mr. Gauthier: Are you going to push that hard for two lots?

Mr. Giraulo: It would be a waste of our time but I have a developer whose has 110 lots, think of what's that's going to do with 10,000 square foot lots. These are great if they are five acre lots, but the small lots don't work. It might be beneficial to look at other standards.

Mr. Gauthier: If these standards don't ever work we are going to have to go to the Town Board and try and change these.

Mr. Sofia: If you can bring us some findings to change we can work with you.

Mr. Giraulo: Outside of the radius, what do you think of the project overall? It's kind of a grid pattern.

Mr. Caterino: Chairman Fisher was not able to see the plan today but has the following comments: The applicant should provide a plan with curves that meet town standards. More roads should be connected and cul-de-sacs eliminated.

CONCEPT REVIEWED

PLANNING BOARD MINUTES
July 8, 2020

5. Applicant: Son Byrne Sales, Inc.
Location: 1297 and 1305 Maiden Lane
Request: Concept 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)
Mon. Co. Tax No.: 074.08-1-1 and 074.08-1-2

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

Christian Brunelle, Senior Executive Vice President, SonByrne Sales, Inc., presented the application.

Mr. Burnelle: Sonbyrne Sales owns and operates about 61 convenient stores. These are family owned and operated. We are in a great growth mode. The site has three parcels in which we will combine into one. We are proposing a store that is about 4,232 square feet, with a porch along the front and side. I have renderings that show a farm market look building. There will be two curb cuts and will work on getting those permits. I'm aware this will need a special use permit from the Board of Zoning Appeals. The other variance we would need would be for the canopy. I'm proposing white vinyl fence, six feet high, the dumpster will match. We would like to put some more landscaping and I am more than willing to put in anything you request. I will bring a lighting plan at site plan but there will be no light spill, all LED, dark sky compliant. I'm willing to put a three-foot decorative wall, I'm up to some guidance.

Mr. Geisler: Is that a safety feature.

Mr. Caterino: When we updated the zoning ordinance, in an attempt to maximize as much as we can on sites, we allowed for a reduction in setback if the applicant installs a decorative wall near the road. We are trying to take some ideas from our Dewey Avenue Mixed Use District and implement the town wide. This location is a perfect location.

Mr. Brunelle: We are big on pedestrian access, we have the soft serve ice cream, and being so close to the complex it would be a good fit. We are proposing a sidewalk along the west side and will get the Town an easement. We show the pedestrian access with stripping.

Mr. Sofia: We would ask for cross access easement for any future development.

CONCEPT REVIEWED

PLANNING BOARD MINUTES
July 8, 2020

6. Applicant: Sonbyrne Sales Inc.
Location: 2070 Ridgeway Avenue
Request: Concept 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)
Mon. Co. Tax No.: 089.15-2-1

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

Christian Brunelle, Senior Executive Vice President, Sonbyrne Sales, Inc., presented the application.

Mr. Sofia: This is a super important site to us, not that the Maiden site isn't important, but it is an artery to Greece, a lot of traffic, it's a good size site. Anything we can do to make this site look the best it can.

Mr. Brunelle: This site is heavily treed, it backs up to the canal to the north, to the west it is New York State Department of Transportation land. This is a very unique site. As you can see the lot is odd shaped, this small part of land .06 acres is currently owned by NYSDOT, it's a long process to obtain? This has been conceptually approved to purchase, so we have picked up an additional 203 feet of frontage. There is a high pressure gas main that cannot be moved. That is why the building is where it is and the fuel canopy is located where it is. The entrance will line up with Bellwood Drive. I'm willing to dress up the front with landscaping. The cross access is an issue, the neighbor has over 500 feet of frontage, if we give cross access to the light, I'll have to take all the traffic to the light, it's a safety concern.

Mr. Sofia: Yes near the pumps would be.

Mr. Brunelle: The Planning Board will look at that site and will determine the safety, in the future and no longer there the cross access will be there. It won't negatively impact your property.

Mr. Sofia: We can stipulate with a strong concern for safety. We don't do it for the benefit of the business but for the benefit of the customer. One thought was to flip the building and canopy but that is not possible. We would like to look at other designs, if you have a higher scale for dressing up the building that would be great.

Mr. Brunelle: We can dress up the bottom.

Mr. Sofia: Is your property on the canal?

Mr. Gauthier: It's filled in now and with prior developments, sanitary is hard to come by. I can't insist, but I would like you explore the opportunity of tapping in to the sanitary. If you are willing to stomach the administrative complex, if you go to the north and downhill, there are lots of opportunities. It's owned by the city and they might be more receptive than they have been. We now offer a temporary force main agreement, if you have a private force main you don't necessary have to have a gravity system if you can get to a system with capacity. The down size is you are automatically sign up if someone builds a gravity system.

Mr. Brunelle: I have done it three time in the last three years. I'd be more than happy to look.

CONCEPT REVIEWED

PLANNING BOARD MINUTES
July 8, 2020

7. Applicant: Rochester Academy Charter School
Location: 1757 Latta Road
Request: Relief from Condition # 1 (regarding entrance and exit route of school busses) of the site plan approval granted on April 20, 2016.
Zoning District: R1-10 (Single-Family Residential)
Mon. Co. Tax No.: 046.14-8-1.1

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

Mr. Caterino: Since granting the temporary relief of condition last fall, the Town has not received any complaints regarding the alternate bus routes.

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

WHEREAS, the Planning Board's April 20, 2016, site plan approval for Rochester Academy Charter School at 1757 Latta Road specified the route buses had to utilize to ingress and egress from the site and the Applicant has requested to modify said routes

WHEREAS, this application was heard by this Board on the following dates: June 5, 2019; September 4, 2019; September 18, 2019; and October 16, 2019; and

WHEREAS, as part of reviewing this application, staff had sent out notification on two (2) separate occasions to neighboring property owners seeking their input on this application, which only the representatives of Mother of Sorrow's Church responded; and

WHEREAS, as part of reviewing this application, members of the Board and staff met on site to visually witness the alternate bus route in effect. During that site visit, no neighboring property owners who notified of said visit attended, except a representative from Mother of Sorrow's Church who did not object to the alternate bus route; and

WHEREAS, on October 16, 2019, the Board granted a temporary relief of condition to modify the bus routes until the meeting this evening. Since the granting of the temporary relief of condition, the Town of Greece has not received any complaints on the property regarding the alternate bus routes.

NOW, THEREFORE be it

RESOLVED that the Planning Board hereby determines that its due diligence was performed in notifying neighboring property owners of said changes and hereby approve the relief of condition to permanently to modify the bus route, as requested by the Applicant.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Slocum	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

RELIEF GRANTED

PLANNING BOARD MINUTES
July 8, 2020

ADJOURNMENT: 10:10 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: _____

Michael Sofia, Acting Chairman