



*William D. Reilich*  
Supervisor

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**AUGUST 5, 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  
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**

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)

**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. McMahon: We have made a number of changes, we have eliminated one building, there will be three buildings with two bedrooms and four buildings will have three bedrooms. The main revision is that we have been able to enlarge the one pond with soil information that we have obtained. So there will be really no discharge to the storm sewers, but still have a connection. The runoff from the homes is all staying on the site it will not run to adjoining sites. We have received comments from the town and we do not take any objection to any. There was discussion of one pond and the close proximity to the neighbors and we may be able to deepen the pond and shrink the size of it. This will do two things, it will open up the spacing and ensure the town has the it requires. We have to work on some details such as adjusting the buildings, add some visitor parking, we have to look at the grading first.

Mr. Sofia: So we will eliminate a building, that will help with density and moving the buildings away from the neighbors, how much further away will they be.

Mr. McMahon: About 10 feet.

Mr. Sofia: If you deepen the pond, how much more room will you have?

Mr. McMahon: We might be at about 35 feet.

Mr. Caterino: We did have the opportunity to see the revised plans and we had some more suggestions about pulling the buildings away from the neighbors. They did remove one building, they added areas for snow storage and visitor parking. They did relocate the driveway more to the west.

Mr. Gauthier: The drainage was a big improvement, they put in an infiltration system which the design and maintenance will be a challenge but will solves the big problem. We have to think about who will maintain it and how it will managed. Weather is for sale or rentals it needs to be an entity that is around to take care of it.

Mr. Graziose: We will have an HOA to take of it. I plan to live in one and rent the other side, I plan to possibly sell the others, so the HOA will take care of it no matter what.

Mr. Gauthier: This is a rather large pond, it's somewhat intensive, and you can just spray it and walk away you have to pick the weeds and all sorts of stuff.

Mr. Grazioso: I'm fine with that.

Mr. Gauthier: It has to be owned by someone, there will not be a sprinkler in the pond.

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Mr. Selke: Can the pond be owned by the HOA?

Mr. Gauthier: That's between them and the Assessor. It's common land and should be checked on. We have some details to work out but most significant is the road, it has to be full size because you have more than five units.

Mr. Sofia: What does the full size road do to the driveway?

Mr. Gauthier: I think you have 20 feet and has to be 26 feet.

Mr. McMahon: I'll check with the Fire Marshal.

Mr. Schiano: Are the ranch style homes closest to the neighbors?

Mr. Groziose: Two story are further away from the neighbors. With less bedroom count so there will be less cars.

Mr. Geisler: There are one car garage? How many designated visitor parking?

Mr. Groziose: Yes one car, everyone has one bedroom on the first floor.

Mr. McMahon: There will be eight spaces and have tried to centralize them.

Mr. Schiano: What about buffering?

Mr. McMahon: We will have wood fence or vinyl privacy fence. We do have a landscaping plan that shows the areas where it make sense.

Mr. Geisler: Will all the trees be removed?

Mr. Groziose: Yes, they will but there will be more plantings added where needed.

Mr. John Groziose: So on the landscaping plan we're showing privacy fence that will be placed in various places for screening and other spaces will have evergreen trees. We will work with staff or any concerns neighbors have, we will work with them. We have some samples of the building, the tan color family with some stone.

Mr. Selke: I have a concern with visitor spots, make sure they are designated as visitor spots. Think about safety issues with the pond and possibly bus pickup for children. I think you have done a good job so far.

Mr. Groziose: There will be an HOA that will be responsible for the maintenance of the pond, the landscaping, the snow and grass cutting. There will be no more than two vehicles per unit, there will be deed restrictions to sheds, trailers, boats, pools.

Mr. Ron Staub, 206 Lillian Lane: I was able to look at the plans and have some questions, during construction, does the Town monitor it that? Is there a detail sheet for catch basin and such? It's my understanding that there has to be documentation for surveying, is that required? Is there an overflow for the retention pond? Why not take the road and go all the way to McCall Road so there is an egress and ingress?

Mr. Gauthier: There is no code that requires that, there will be documentation and yes the town does monitor the construction. This owner is choosing not to extend the road.

Mr. Staub: We there field topography done? Was there earth work done? Is there any first floor grade set? Will you have any sewer district, how about an environmental impact study?

Mr. Gauthier: Yes topography done but no earth work yet. Still a little early for elevations. A short EAF is done, no sewer districts.

Amanda Healy, 462 McCall Road: How do we get copies of the updated maps? My lot its 212 feet by 100 wide. The set back its 212 feet, based on the current zoning, correct me if I'm wrong, but there is supposed to be a 50 foot setback from the property line.

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Mr. Caterino: If you went by the current zoning there would not be a setback requirement because duplexes would not be able to adjoin single family homes. So this application came in under the R1-8 zoning which requires a 30 foot setback.

Ms. Healey: At the very least I would require a 30 foot hard wood from the end of my property line, I have heard that is something that can be requested.

Mr. Sofia: In most cases it is not feasible because of the site work, we have tried, but based on where the buildings will be they will have to clear cut the majority of the trees. It looks like you're at least 30 feet away from the buildings. They will provide buffering in the form of landscaping and fencing on your corner.

Mr. Schiano: They still have to go to zoning for a special use permit, that means it is allowed but have to meet certain conditions and restrictions, buffering is one of the conditions they have to meet. I know this will come up at the zoning meeting.

Ms. Healey: I do believe we can ask for a larger set back?

Mr. Sofia: They would only come to us if it was less than what is required.

Ms. Healey: Is there a 37.5 foot side setback for the road?

Mr. Sofia: They moved it away from your property.

Mr. Caterino: 37.5 feet, further to the west.

Ms. Healey: Is there a requirement for a side setback for the road? Does this require sidewalks? Will there be a privacy fence along the back of my lot as there will be lights shining in by back yard.

Mr. Sofia: There is not setback for the road, no sidewalks. The map does show a fence at the corner of your yard.

Mr. Schiano: All your questions are positive, this give the Board some feedback so we can go to the applicant to make it feasible. We can over burden the applicant but perhaps for the zoning board you show some pictures and what would help satisfy what you would like to see.

Ms. Healey: We just want to make sure we have all the information so if there is anything we can do to either deter it from happening or ensure it keeps our property with minimal effect. You were discussing visitor parking, I know of situations where HOA do not enforce this, how do they make sure it's enforced.

Mr. Sofia: That's a good question, the good thing is that the owner will live on the property. The applicant does have experience with this and the residence are only allowed two cars.

Mr. Selke: There will be a board and they will want to keep it looking good.

Ms. Healey: I have concerns about children being picked up by the bus, and cars that speed down that street.

Ms. Noreen Hanford, 470 McCall Road: My lot line is 3 feet from that road.

Mr. Sofia: I will not but up to your property.

Mr. Arthur Daughton, 146 Fisherman's Cove: I hope everyone gets maps. I took a visit to McCall Road, if you look at the side setbacks, are around 50 feet. What the setback between the two houses?

Mr. Caterino: 37.5 feet. Ms. Healey's garage does not adjoin the driveway, Ms. Hanford's is 37.5 feet.

Mr. Daughton: When they go to the zoning board, they should build those fences a little higher.

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Mr. Caterino: There are no variances, just a special use permit.

Mr. Daughton: Through negotiations the setback was made bigger.

Mr. Sofia: That is based on a couple of things, if the space is available, if we are able to request it and if the applicant grants it. You have been here before and you know we try and do a good job to satisfy everyone.

Mr. Schiano: Remember on the special use permit the board can special conditions on it to make it more comfortable. As long as they can show if it fits in there. Traffic, noise, buffering will things they will ask about.

Mr. McMahon: This plan shows the new road but have some work to do based on more comments. The town has requested us to have fencing located for screening we can work more on it and with the neighbors.

Mr. Sofia: Is Ms. Healey's yard completed fenced from your property?

Mr. Groziose: If any of the public has questions about screening we can work with them regarding the screening, we are very flexible.

Mr. Sofia: Thank you working together would be a good solution.

Ms. Healey: Are the houses on the south one or two-story?

Mr. Sofia: Two-story.

Mary Brown, 311 Elwood Drive: Will there be one story or two story for neighbors on Elwood Drive?

Mr. Sofia: One-story.

**Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the Sept 2, 2020, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Absent</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
SEPTEMBER 2, 2020, MEETING**

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**New Business**

None

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**SITE PLANS**

**Old Business**

None

**New Business**

None

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Enterprise Rent a Car  
Location: 3012 & 3022 West Ridge Road  
Mon. Co. Tax No.: 074.13-1-3.1 & 074.13-1-1.1  
Request: A Minor Improvement Plan (MIP) consisting of new driveways, sidewalks, vehicle storage area, and fencing on approximately 0.96 acres.  
Zoning District: BR (Restricted Business)

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

Philip Snyder, Associate Facility Manger, presented the application.

Mr. Snyder: We are looking to add a single lane driveway that is 12 x 40 feet behind the building on 3012 West Ridge Road. This will allow our cleaning process, our return vehicles, to flow in a smoother pattern. We have a zoning board approval about a month ago.

Mr. Sofia: What did the zoning board approve?

Mr. Caterino: There were a couple of steps in the process, the first was the western property in which a use variance for that to be utilize for car rentals. As part of that process we did an administrative approval for a driveway up front and then some vinyl fencing along the northern side. Since then we have received this updated plan for sidewalks on the 3012 property along with the additional driveway in the rear and continuation of the fence on the north side. Reorienting has occurred for the vehicle storage on the western parcel.

Mr. Sofia: The 12 foot driveway is just to move vehicles from one property to the other.

Mr. Snyder: The front driveway will be for customer parking if they are returning a car.

Mr. Sofia: Where will they be staged? Are there any renovations to the buildings?

Mr. Snyder: They will be in the rows of parking next to the building. We have painted the building and put car washes in and repaired some of the parking.

Mr. Sofia: What will the existing driveway be used for? Where is the fencing?

Mr. Snyder: That will be an exit only and we have the permits for that. The fencing will be extended.

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Mr. Gauthier: There are portions of a retaining wall, will that be fixed?

Mr. Snyder: We will remove just the end.

Mr. Caterino: For the areas designated for the cars you are showing snow storage, will that be enough room?

Mr. Snyder: There is a concrete dumpster shown but that is gone so it will go there, there are totes that are kept inside. There is drainage is preexisting.

Mr. Sofia: Is there any curbing so that cars are not parked on the street, also what will be planted to so cars will be parked on the right – of – way?

Mr. Snyder: There are trees and plantings but we can add some more.

Mr. Caterino: We can have them come back and show what changes have been made.

Mr. Sofia: That's a good idea, I would like to see a landscaping plan, and anything you can add will be great.

**Mr. Antelli made a motion, seconded by Ms. Burke, to continue the application to the Sept 2, 2020, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Absent</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
SEPTEMBER 2, 2020, MEETING**

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**ADJOURNMENT:** 8:30 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