



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**SEPTEMBER 2, 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., Chairman

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 revised the site plan based on the comments that we have heard. I have handed out a landscaping plan base on additional comments. We pushed the building on Lot 2 closer to the road, we have tried to show where the fence will be with a heavier line. We have added so landscaping by the visitor parking and we are now showing the patios on the backs of the homes.

Mr. Graziose: We have also provided a colored landscape plan to try to address some of the concerns. It also some detailed pictures of what it will look like from different locations. At the last meeting we did reach out and we were open to visit with any neighbors, walk the property, and address any concerns. Since last meeting no one has reached about any more concerns, but again we are still open to meeting with anyone. We want to be a good neighbor and are her to answer any questions.

Mr. Caterino: Some big changes was the width of the road, it was widened to 26 feet. They did increased the setback of Lot 2 to 42 feet. We also asked to show the patios and where fences would be places. We did receive comments from Rosemary Richens and she will be submitting a letter regarding drainage concerns. Arthur Daughton of 146 Fisherman's Cove, submitted comments and asked that the building be pushed back to meet the 30 foot setback or more to include an eight foot high fence, which would require a variance and to make sure the two story buildings are accessible to seniors.

Mr. Sofia: The 30 foot setback has been met, the buildings are handicapped accessible to code, for the record his letter he was requesting on behalf of the neighbors an eight foot fence. I have not heard from neighbors for an eight foot fence. That is not what's proposed.

Mr. Caterino: Anything inside would have to meet code and would be inspected.

Mr. Schiano: Just so you are aware this is a special use permit, so it has to go before the zoning board, if that issue gets addressed, is rarely approved.

Mr. Sofia: As far as the other letter I don't want to miss anything.

Mr. Caterino: I will the read the letters for the record:

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*Members of the Planning and Zoning Committees and Departments.*

*Me Chairman Al Fisher Jr, you have always said you want to hear from the Neighbors who live around any proposed development and that this Planning Board Committee is not swayed by any outside interests. The Neighbors and I have attended every meeting on this application above, but tonight we have been told via the Town of Greece Web Site that tonight we cannot attend. It's very clear that 480 Mc Call Road was a Single Family Home that burnt down and was zoned R1-E now the rules have been changed for those who live on Mc Call Road near this proposed Application. I am requesting for the Neighbors that an 8ft fence be installed on the lot line of this proposed development with a 30ft or more set back to the neighbor's property line and that only single duplexes will be built behind the neighbors' homes. This is a part of their American Dream you are effecting plus their 1st Amendments*

*Michelle, and Planning Board and Zoning Board Committee Members.*

*As the Town Rules have been changed again about attending meetings also changing planning and zoning codes also who is now responsible for change of Use Application. I am requesting that the Planning Board recommend to the Town of Greece Zoning Board and Developer that they put a buffer between their 30 ft. rear set back to the Neighborhood's lot line and an 8ft high Fence to all the properties that will be impacted by these single and two story Duplexes that were Zoned R1-E. Also ask the Developer what they are going to do to make sure that seniors have handicap access to bathrooms and to the 2 story building. As you will see in the January Planning Board Minutes Mr. Selke said that seniors will grab these Townhouses up or words to that effect. I trust this Board will follow the Chairman's principles and listen to the neighbors and community members who address this Planning Board Committee in person.*

*My Best Regards*

**Arthur J.R. Daughton**  
**146, Fisherman's Cove**  
**Rochester, New York 14626.**

Mr. Geisler: What will the rent be?

Mr. Graziose: From \$1400 to \$1550 is our estimate.

Mr. Geisler: Plus utilities', since there are no basements, and no closets, how will they be able to put their clothes in there?

Mr. Graziose: There are closets in all the rooms.

Mr. Schiano: This is the Planning Board not a design studio, folks that will rent will have to decide that.

Mr. Sofia: Are you planning to put fencing around the patios?

Mr. Graziose: Not around but in between the units.

Mr. Sofia: I would recommend putting that on the map.

Mr. Schiano: You will have restrictions, no sheds stuff like that.

Mr. Graziose: We will add that.

Mr. Selke: You have done a good job with making it work.

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**Ms. Burke made a motion, seconded by Mr. Antelli, to continue the application to the September 16, 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 16, 2020, MEETING**

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**New Business**

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

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

Kris Schultz, Schultz Associates, presented the application.

Mr. Schultz: This is a simple subdivision, they are splitting about eight acres out of the 38 acre parcel. The purpose is to separate the house, it has been on the market for a while and it's believed the amount of land was reason it still is. One of the sons is still farming, they sell sweet corn, they have for years and that is the reason for the large buildings behind the house. There was some interest in selling off the balance and they decided to hold on to it. But they decided that this may be a way to sell the property. As part of this we have looked at how the balance of the property could be laid out, there is a stub road. It is feasible to develop it.

Mr. Sofia: I had the pleasure of selling Mr. Ryan hay about 35 years ago, he was quite the individual.

Mr. Caterino: There were no concerns from Monroe County, most were regarding environmental areas of the property. Fire Marshal had distance questions which were answered, zoning had no comments. We did receive comments from three neighbors and will read them into the record.

*To Whom It May Concern:*

*In regard to the request of the "minor subdivision of the Gerald Ryan Subdivision consisting of two lots on approximately 38.7 acres," we are asking that this request be denied. Our concern is that the larger of the subdivided property will at some point be considered for further subdivision.*

*When we purchased our home, it was largely due to the fact that we were still living in Greece and close to amenities yet had the benefit of living in an area that is not highly developed and provided a quieter neighborhood with an abundance of nature. The current Ryan property is thoroughfare and habitat for a variety of wildlife. Repurposing that property has the potential to impact wildlife and people who live on Elmgrove, Boca Avenue and Melwood Drive, along with those traveling in the already congested area.*

*Thank you for your time and consideration.*

**Brian and Sarah Davis  
254 Boca Avenue**

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*Sandy and I live at 185 Boca Avenue and wish to concur with John Caloritis, s apt comments regarding the meeting's audio quality issues. We, also, do not object to the Estate's subdivision request.*

*In concert with John's inquiry with regard to a forever wild area, can the Planning elaborate as to what might be contemplated and /or possible in regard to such a designation? And, again how can we move forward with such a request?*

*Thank You,*

**Jim and Sandy Sloan**

*We live at 205 Boca Avenue and were able to watch this evening's meeting. Unfortunately the quality of the audio prevented us from hearing the opening. The person at the podium was muffled and some board comments were also missed. Tough doing everything on line.*

*We understand this is not a rezoning of the farmland portion of Doctor Ryan's estate, and do not object to the residential subdivided plot. From the letters read however, we strongly echo comments made by our concerned neighbors from 254, 229 and 265 Boca. Our home is adjacent to the farmland and we live here because of that open space. Like everyone else we could only see downside from residential development behind us.*

*There was late discussion in the meeting about options Boca Ave/West Hill residents might have to support the benefits of keeping it wild. Would the department be able to recommend the path forward on this?*

*Sincerely,*

**John, Cindy and Zach Caloritis**  
**205 Boca Avenue, 14626**

*I recently received a notice for the upcoming public meeting to discuss the Gerald Ryan Subdivision on Elmgrove Road. I reside at 265 Boca Ave, and my property backs up to the lot line. I understand the proposal is to divide the lot into two, with the second lot comprising approximately 30 acres. I am very concerned that this lot will likely be sold to a developer, and this would add much traffic and congestion to this residential area.*

*I hope the Planning Board will consider the possible adverse consequences of selling this land to a developer.*

*Thank you for your time,*

**Laurel McNall**

*Thank you for allowing me to introduce myself to you and your fellow members of the Town of Greece Planning Board ("Planning Board"). My name is Laurie Proia, and I recently received the August 20, 2020 Planning Board neighborhood notification letter regarding possible rezoning of a subdivision for the above-referenced applicant and property location.*

*I want to take a moment to pause first to say that my family and I are very familiar with Dr. Ryan as a fellow medical professional and caregiver in the Greece community, and he is someone whom we admire very much. I send my most sincere*

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*condolences and thoughts to his family and express my great appreciation to them for his dedicated commitment to a life of public service.*

*The reason for my letter is that I understand that there is a proposal to re-zone a portion of this Elmgrove Road property into the development of multiple single family homes. I am a new Town of Greece resident whose property directly abuts Dr. Ryan's estate--my address is 329 Boca Avenue.*

*In January 2020, I made the decision to relocate from Chicago, Illinois to Greece, New York to accept a position with Rochester Regional Health as a medical physician. I am an infectious disease specialist "on the front lines" fighting COVID-19 in our Upstate New York community and am based primarily out of Unity Hospital in Greece.*

*As parents of a ten-year old daughter, who will begin her school year next week as a fifth grader in Greece, my husband and I are very concerned that the proposed rezoning will significantly increase traffic congestion in our area and will pose potential serious health and safety risks to our neighborhood children and also to those kids in the surrounding areas. My husband and I also have significant worry about the possible introduction of increased personal and property crimes in this area with a possible rezoning that significantly disrupts the environment of where we live. We regularly access the crime reports for the Town of Greece to understand areas of growing community concern.*

*We chose to move to Greece, and to this very neighborhood in Greece, to provide a quiet, safe environment for our young daughter. We had looked at homes in Pittsford, Webster, and other competing Rochester suburbs before deciding that Greece was the best place for our family to call home.*

*Boca Avenue, where we live, is a dead end street that branches off Mill Road Estates and for this reason sees no through traffic, just the traffic from the residents who live here. On any given day during summer or the school year, there are at least a dozen children on our street riding their bikes, playing ball, walking their dogs, going over to each other's houses, and doing so safely. The Ryan estate provides a needed barrier of safety and security for our neighborhood children between our street and Elmgrove Road.*

*Converting this lot into single family homes will destroy so much that we have come to love about our quiet and safe Boca Avenue neighborhood that we so carefully selected just over eight short months ago as the location to raise our daughter. I do respectfully request that you and your fellow Planning Board members seriously and thoughtfully reconsider allowing this project to move forward. My husband and I dread the thought of exploring alternative residential options outside of Greece after not having even lived in the Greece community for a year yet, but we will do what we need to for the safety of our daughter. Thank you for your time and consideration of the needs of so many current Greece families, who simply want to ensure a safe place for our children to live, grow up, and play. Please feel free to contact me at any time to discuss our concerns in greater detail. I am often "on call" in my job, especially given the ongoing COVID-19 crisis, so please feel free to reach me on my work mobile number which I provide below.*

*Sincerely,*  
**Laurie A. Proia, MD**

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Mr. Sofia: I want to reiterate that, this is not the first time we have heard a neighbor concern when vacant property, that is subdivided, that is private property, we cannot stop the owner of the property from doing what is allowed, as much as we like to see forever wild, it is not realistic, the owner has the ability to do what they wish. We can't deny it on potential development, we can only address it when it does surface. This is not a rezoning, the zoning is R1-18 which is single family, residential.

Mr. Schultz: This is a golden opportunity for those concerned neighbors to approach the Ryan Estate and potentially buy the land behind them or they could negotiate some sort of conservation easement so it stays farmland, this is the time they need to act.

Mr. Sofia: Good point.

**Mr. Antelli made a motion, seconded by Ms. Burke, to continue the application to the September 16, 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 16, 2020, MEETING**

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**SITE PLANS**

**Old Business**

None

1. Applicant: Vendi Excavating  
Location: 2221 Ridgeway Avenue  
Mon. Co. Tax No.: 089.04-1-5  
Request: Site plan review of new parking lot and site improvements with grading and landscaping on approximately 2.72 acres  
Zoning District: IG (General Industrial)

**Mr. Geisler made a motion, seconded by Ms. Burke, to continue the application to the October 7, 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  
OCTOBER 7, 2020, MEETING**

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2. Applicant: Elderwood Development, LLC  
Location: 1404 Long Pond Road  
Mon. Co. Tax No.: 098.06-2-31  
Request: Site plan review of an addition (2,000± square feet) and site improvements including parking, and sidewalks on approximately 4 acres.  
Zoning District: RS (Senior Residential)

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

Bob Steeler, LaBella Associates, presented the application.

Mr. Steeler: We are proposing two additions, totaling 2,000 square foot additions, a dining hall improvements and some sidewalk upgrades. Since our last meeting, we met with neighbors surrounding the site, to my knowledge there were no comments. We have made some changes base on the board comments. On the east, we moved the firetruck turn-around inside the required setback. We also moved the exiting pavement about 20 feet. We are no longer in need of a variance but need one for the north side for a drive lane that will go from 12 feet to 20 feet, to meet fire code. There is just not enough room to move the driveway closer to the building, this plan today is able to move the driveway about three or four feet closer to the building.

Mr. Caterino: We did have a meeting on site along with the Fire Marshal. A lot of what was discussed is reflected in the plan. They will still need variance for pavement setbacks being less than 30 feet. At this point we wanted to see if there was feedback from the Board and whether buffering was needed on the east side, in terms of major staff comments they were able to address our concerns.

Mr. Selke: You said you toured the site, I know there was open spaces between the neighbors, was there discussion about that?

Mr. Steeler: No there were no concerns, we are going to keep it for snow storage.

Mr. Selke: So the snow storage is listed on the plan? Deliveries are to the rear?

Mr. Steeler: We will be using the cut outs for snow storage, so no one will park there, the parking spaces are near the building now. Deliveries will be make in the back. The road will be wider and will be able to accommodate the trucks.

Mr. Selke: Did you consider more handicapped parking? Where is trash stored?

Mr. Steeler: We did add one space, they are usually dropped off at the front. Trash is in the back also.

Mr. Geisler: I toured the site, how many parking spaces, it appears it is undersized for parking, if you have a third for quest parking, will emergency vehicles have enough room?

Mr. Steeler: We do have 32 spaces and the width of pavement has been increased.

Mr. Schiano: Do you require a variance for parking.

Mr. Steeler: No

Mr. Geisler: How many parking space in the rear?

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Mr. Steeler: We have five additional spaces in the rear. There is a hydrant in the back.

Mr. Schiano: The Fire Marshal is good with it.

Mr. Caterino: Yes

Mr. Sofia: The fire marshal is good with it, the applicant is before us because of the need that they have and have done a quite a bit of improvement from its' current situation. Any comments from neighbors?

Mr. Caterino: No comments.

Mr. Sofia: I commend you for the site walk with the neighbors, this usually satisfies their questions and concerns.

**Ms. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the September 16, 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  
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**New Business**

1. Applicant: Sonbyrne Sales, Inc.  
Location: 1297 and 1305 Maiden Lane  
Mon. Co. Tax No.: 074.08-1-1 and 074.08-1-2  
Request: Site plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 1.12 acres  
Zoning District: BR (Restricted Business)

**Mr. Geisler made a motion, seconded by Ms. Burke, to continue the application to the September 16, 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  
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2. Applicant: Sonbyrne Sales Inc.  
Location: 2070 Ridgeway Avenue  
Mon. Co. Tax No.: 089.15-2-1  
Request: Site plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 2.05 acres  
Zoning District: BR (Restricted Business)

**Mr. Geisler made a motion, seconded by Ms. Burke, to continue the application to the September 16, 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>		

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**SPECIAL PLANNING TOPICS**

**Old Business**

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

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

Jess Sudol Passero Associates, presented the application.

Mr. Sudol: We are here for concept review, this parcel was rezoned a few years back to allow a planned residential development. We have made some changes based on comments from our last concept, this plan will ensure all the requirements of the planned residential code. This plan does not require any variances. In the PR zoning we are required to have single family residential along the southern property line, the minimum lot width is 70 feet, this aligns nicely with the existing homes to the south. As you move north we transition to townhome units as we get closer to the railroad bed. There are 124 units, 31 are single family homes with the balance being townhome units. We show a curb cut that stays the same into the south, this leads to our community center with a pool area and parking lot. The nice part about this is if there is excess parking needed for the plaza, but it is designed to serve the community center. With being on individual lots, it's what we call a fee simple subdivision, there is the opportunity for individual home ownership for both the single family and townhomes. The utilities will be dedicated including a water main which will be looped through the subdivision so not to create a dead end. The roads themselves will be private and maintained through a homeowners association which will be established. As you move to the eastern most portion of the site you will see and existing regional storm water management area, we will supplement that with our own green infrastructure. So the site will function as one and improved. We are also including a small 900 foot addition to the plaza as we move forward, the applications will be separate so they will be reviewed independently. We have provided more than adequate parking, again this is still concept, but we are looking to have two car garages so we have two spaces, we have various overflow parking area, we have also have sidewalks that move through the development connecting to the retail space and then all the way to the eastern edge. As you can see in this rendering as we bring forth an application we have significant berming and buffering. We want to recognize that the neighbors have been use to vacant land and want to be respectful of that.

Mr. Caterino: This does require a concept review and from there it will be a preliminary and final plat approval. As part of the planned residential requirements, it is required to buffer the existing single-family homes from the townhomes with single-family homes. One thing for the Board to consider is to look at variations in architecture of the houses. Another thing is that this does exit on Long Pond Road so traffic will be a question.

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Mr. Gauthier: We provided some comments early in this review and we appreciate the fact the developer is willing to work with us in enhancing the regional pond. Other concerns have to deal with is the turnaround. How to handle that and various utilities dedication. No major issues.

Mr. Selke: Will you have a managing office?

Mr. Sudol: Yes in the clubhouse. The remainder of the common grounds will be maintained the intent is that we do plan to build the whole thing at once and there is the opportunity to have rentals in here until such time they are sold. The management will be on site.

Mr. Selke: How many spaces for visitor spaces?

Mr. Sudol: There are 90 spaces total of visitor parking, there are the driveways as well.

Mr. Selke: That is plus in a development like this. What is the setback on Crosby versus for these?

Mr. Sudol: For us is about 30 feet, it looks like 35 feet for Crosby.

Mr. Sofia: Keep in mind this was a parking lot. This is a great improvement, can you describe some of the deed restrictions.

Mr. Sudol: There are no details yet, but probably no pools or parking of RV's. We will provide more information.

Mr. Sofia: There are some single-family homes to the north and now the rail bed separates them, but does that not count?

Mr. Sudol: The district extends beyond our site so our property line does not actually abut the single family district that was verified in the onset of the project.

**CONCEPT REVIEWED**

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**New Business**

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

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

Wendy Meagher, Meagher Engineering, presented the application.

Ms. Meagher: The parcel is approximately 10 acres, it was previously a horse farm and the exiting residence is shown here with some historic barns along with a metal barn. The owner are looking to subdivide it into three parcels. Keeping the parcels keeping them at about three acres for the ability to keep horses. We went through the layout and the private drive with the fire marshal that provide a "T" turn-around and we are proposing a private drive to split for the two additional homes, for their son and daughter. They are looking to create a HOA for the parcel to be able to the utilities as well as the access and part of the HOA easement. We are meeting all the setbacks. There are some freshwater wetlands to the south, we are not proposing any development in those areas, and it's adjacent to branch of Larkin Creek. We are looking to fill in some of the ravine to the north end just for potential development, it's not a classified stream. There is an existing culvert underneath Elmgrove Road, we are proposing to match that storm sewer that extends back to the parklands with borders the west. We did receive comments from SHPO with no investigation needed. I also want to propose a private pump station where the existing homes and the two homes will gravity feed into a pump station and have a force main along Elmgrove Road and tie into the public sewer.

Mr. Caterino: Most comments were minor in detail some variances are needed. There is the requirement to add sidewalks along the frontage. Where the wetlands are located, you should consider conservation easements.

Mr. Gauthier: The most significant comments is the way the sanitary is handled. The concern the Town would have is that if there was default on the property we would not be in the position of where we could ever take ownership of a sanitary pump station. It's because of that where pumping is necessary we recommend individual pump stations for each home. This would be an unusual situation that I have not seen here, there would have to be a degree of safe guards that the Town would be comfortable. Under no circumstance this would this ever become other than private pump station. It has to be set up where the capacity would not overwhelm the system and you need to get to here to where you are going through private easements. Another issue is that code compliance has indicated to me that filling has been initiated I would encourage you that that does not happen, the Planning Board tends to frown upon any code violations of a project before us. Nothing would move forward with a code violation.

Ms. Meagher: If we did private pump stations for each home, would be forced to do three force mains running parallel down to an interceptor.

Mr. Gauthier: Not necessarily. We have seen instances where the force main is really small pipe and you can put it in a common ditch and even put it in a common conduit, the HOA

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could own and maintain it. I would not be any more complex than putting a single one. You would not have as many hurdles if you went that direction.

Ms. Meagher: I did speak with the Monroe County Health department and the applicant's attorney and how they would draw up the HOA. The way it is done is they figure out a 10 year maintenance of it so they can take care of it. I also want to discuss the sidewalk, along Elmgrove Road there is a hedge row and rock wall, there is not a lot of room and the owners would like to keep it if possible. There are no sidewalks on either side.

Mr. Gauthier: You would ask the Town Board for a waiver.

Mr. Geisler: There are two metal barn. Are horses allowed?

Mr. Caterino: Yes. They will need at least three acres per lot. The number of horses cannot exceed the number of people residing on the property.

Mr. Sofia: Is each property going to have horses?

Ms. Meagher: They can have on all but they will just be the main site.

**CONCEPT REVIEWED**

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PLANNING BOARD MINUTES  
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2. Applicant: DuPont Industrial Biosciences  
Location: 1700 Lexington Avenue (Eastman Business Park)  
Mon. Co. Tax No.: 089.83-2-35  
Request: A request for referral for administrative review of a site plan for a proposed storage tanks (40-foot-high equalization tank & 50,000 gallon bladder tank) and accessory equipment with related fencing, utilities, grading, and landscaping, on approximately 18.95 acres, pursuant to the requirements of Section 211-18.1 of the Zoning Ordinance.  
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)

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

Jess Sudol, Passero Associates, presented the application.

Mr. Sudol: I'm sure you are aware of the DuPont facility, this is not a site plan but part of the Economic Development & Innovation Overlay district. This happens to fall in that district so we are requesting is for the Board refer this site plan for administrative review rather than go through the site plan process. We are building an emergency backup for sanitary waste water, we will have a bladder tank that sits below grade and also a basin that sits at the southeast corner of the site. There is no structure just the tank and mechanisms to provide resiliency and redundancy.

Mr. Caterino: For the Board to grant the review there is a criteria that has to be met, this application does meet all six of those items.

Mr. Selke: What is the height?

Mr. Sudol: There is a tower behind it so it's not as high as what is there.

**Mr. Antelli made the following motion, seconded by Ms. Burke:**

WHEREAS, DuPont Industrial Biosciences, LLC (the "Applicant/Project Sponsor") has submitted a request for referral for administrative review to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, for overall site plan approval of a proposed storage tanks (40-foot-high equalization tanks & 50,000 gallon bladder tank) and accessory equipment with related fencing, utilities, grading, and landscaping, on approximately 18.95 acres (the "Project"); and

WHEREAS, the Project is located within the Eastman Business Park area of the Town's Economic Development and Innovation Overlay (EDIO) District which is intended to promote the growth of industry in the interest of the local and regional economy and expand employment opportunities in the Town by prioritizing approvals in key locations and sectors; and

WHEREAS, the Planning Board has reviewed the Applicant's Project and affirms that the Project is eligible for referral under the requirements of the EDIO District.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby refers the Project for administrative review subject to the following conditions:

1. The Applicant shall work with staff and the Planning Board Chairman to provide updates to the Board regarding the administrative review process of the Project.

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<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 REFERED FOR ADMINISTRATIVE REVIEW**

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3. Applicant: Fieldstone Capital, LLC  
Location: 3500 Latta Road  
Mon. Co. Tax No.: 044.02-1-10.11  
Request: Concept Plan Review for the construction of 236 residential units, consisting of 59 single-family homes and 177 townhomes, on approximately 54.72 acres.  
Zoning District: RP (Planned Residential)

**Mr. Geisler made a motion, seconded by Ms. Burke, to continue the application to the September 16, 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 16, 2020, MEETING**

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**ADJOURNMENT:** 8:15 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