



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**SEPTEMBER 16, 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

John Geisler

William E. Selke

Albert F. Meilutis, Alternate Board Member

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

Christine R. Burke

### **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.**

Mr. Gauthier: They have satisfied all town requirements, they have done a really good job of taking care of meeting both state and local requirements for drainage.

Mr. Caterino: We do not have any staff notes, since the last meeting we have received correspondence from two adjoining property owners and I have a conversation with one. Ms. Mary Brown on Elwood Drive, based on our conversation did not have any major concerns. There was one about the type of fencing and I will look into that. Another letter was from Rosemary Richens, 289 Elwood Drive:

*Peter Door the original builder of my home and this track of homes did not build homes in the field due to the strain it would put on the sewer systems of extra water from McCall Road and Elwood Drive. The pipes were too small so my sister Carol told me. This track was built in 1953. Flooding could occur due to sandy soil in the field affecting our house as 289 Elwood Drive and affection other houses boarding the field. My house has already been flooded and surrounding ground near my norther basement window is saturated when it heavily rains. There is a spring underneath my house. I heard other homes are flooded bordering the lot. Peter Door the builder would have put a track of houses in the field if he was asked to do so. The builder is no longer alive. The township of Greece would not allow houses build in field because the sewers of both streets Elwood Drive and McCall Road would put extra water in the sewer system in either place. Even though I had the soil build up around the wells my father built around our basement windows which has helped. Extra water could cause a problem in heavy down pours causing father flooding or through the sewer pipes run off. I have in the past put eight buckets of water down the stationery sink from my basement floor on more than one occasion. Building homes in the field could cause security problems due to the type of people who could buy these rental properties. Drugs and guns area problem in our society. These houses would not be very far from the end of our yards presenting a probable possible problem. Our neighborhood has always been a safe and friendly place to live and we want to keep it that way. This is a serious decision and please take in consideration the safety and security of the people in this neighborhood and their property*

***Sincerely Rosemary Richens***

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Mr. Caterino,

*Thanks for sending me the drawings of this project. I'm trying to determine if the white fence will be on the Lillian In side of the development? On lots 6 & 7 the duplexes are shown as 2 story backing up to our single story homes. We only have 23.5 ft. to our property line. Whereas lots 4 & 5 have a single story duplex with a greater distance between buildings on the other side of the lot line. On sheet 4 of the drawings, the storm water mitigation system shows reference to our 12"HDPE. They don't intend to drain towards that HDPE do they? Thanks in advance for a reply to these questions.*

AnthonyMaio  
**125 Lillian Lane**

See response below to Mr. Maio's preference of one-story units adjoining the existing townhomes.

*We have thought hard about what unit types should be placed where. By keeping the 1 story units adjacent to the single family residential and providing a larger set back respects the density of the single family residential area. The existing townhome project is much denser than the proposed project for 480 McCall rd. with smaller setbacks than those of the surrounding neighborhood. The two story units will fit better close to a highly dense development than adjacent to single family residential which are also single story homes. We have adjusted the locations, moving the units further away from the existing townhome development than was originally proposed at the start of the year. Removing one building to decrease density. Changing the unit type from all two story townhomes to 4 two story and 3 one story townhomes. All of this was done based on the conversations we have had with the town and public during our meetings to put like property uses closer together and provide a density, unit type and setback that respects the current uses and density of the surrounding properties.*

*If Mr. Maio or any of the neighbors would like to get in contact with us directly please share my contact information with them to call or text my cell phone 585-474-7152 or email [nickgraz24@gmail.com](mailto:nickgraz24@gmail.com) We still have not been contacted directly by any of the neighbors.*

Mr. Geisler: My opinion they have answered all the questions and covered all the bases before and with all the issues. I am very impressed with letter and his answers to it.

Mr. Selke: This is not a senior housing project so my request to design the internal space is not something we are not going to do. I know that every Board member here will make sure it's the best possible outcome.

Mr. Sofia: I know we do, this specific application is a good example of that, we have heard from the neighbors, the developer has made a lot of changes to the original plan, and they have satisfied all of the items we asked for. We will not be acting on this, they have to wait for their special use permit application to be approved by the Board of Zoning Appeals. We will be able to act at our next meeting.

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**Mr. Antelli made a motion, seconded by Ms. Geisler, 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>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

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

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

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

Mr. Caterino: We had to wait for any comments from neighbors, this is strictly a conveyance of land application, there is no construction proposed. At the last meeting along with conversations after the meeting, I have heard from neighbors on Boca Avenue, most of the comments and concerns were related to what could happen in the future for this property. If they want to reach out to members of the Ryan Estate to either purchase portions or try to negotiate conservation easements in certain parts to keep tree buffering, they can do so but there are no additional comments. Again this is strictly a land conveyance for estate purposes.

Mr. Sofia: Any future development would have to come before us at that time neighbors may certainly express concerns and sounds like you have given the neighbors some paths to look at so thank you.

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

WHEREAS, Estate of Gerald Ryan (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 320 Elmgrove Road (the "Premises"); and

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

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

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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.

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Abstain</b>

**MOTION CARRIED**

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

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Abstain</b>

**MOTION CARRIED**  
**APPLICATION APPROVED WITH CONDITIONS**

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**New Business**

None

**SITE PLANS**

**Old Business**

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

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

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

Mr. Caterino: At our last meeting, we heard the revisions that were made to the plan, such as pulling the parking away from the residents from Kaywood Drive. Since then the applicant was before the Board of Zoning Appeals for a parking variance to widen portions of the road. In that time we not heard from any neighbors. We will continue this until next meeting for any additional comments.

Mr. Sofia: This is a nice example of comments that were taken from the board and neighbors that this application made adjustments, which were great improvements to the original plan.

**Mr. Geisler made a motion, seconded by Mr. Antelli, 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>Absent</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>	<b>Meilutis</b>	<b>Yes</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 Mr. Anetlli, 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>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

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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 Mr. Antelli, 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>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

**MOTION CARRIED  
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**SPECIAL PLANNING TOPICS**

**Old Business**

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

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

Richard Giraulo, LandTech Associates, Jay Wegman, Wegman Companies, presented the application.

Mr. Wegman: We proposing 236 units, it will be a combination of townhomes and rental patio homes, the new zoning that has been placed on the site, which we were not happy with, but have been working with the town toward an amical solution. This once was zoned high density which at one point could have had 600 units. With the Town of Greece Master Plan it has been rezoned again, we knew that 600 units would not be feasible, I have to thank Scott Copey for helping us through, and getting us to where we are now. I think we are at a stage from both a density standpoint, both financial and feasible makes sense. So I applaud Scott and the team for working with us. If you are familiar with Mill Landing we took the same concept, those units have been pretty successful. From a lifestyle standpoint it seems to be a community that the residents like and feel safe, secure. We have a waiting list and continue to have one. That has led us to where we are of the townhomes. There are not a lot of patio homes for rent, so I don't know what to expect of those yet. The feasibility show there is a demand, we feel the demand from our stand point, and we don't have any single patio homes for rent. We have spent a lot of money on the study, it shows a need there's a demand and again it's a lifestyle choice, we feel confident in the product. We feel confident because we already have an approved project in Greece already, with a waiting list, these five-plex unit are a copy-cat of the duplex units on Mill Road. They are ranch style, no basements, they are all 1,300 square feet with no basements. The difference is that they will have two car garages. With the rentals there will not be an HOA but in the lease agreement we will take care of all the maintenance. That includes interior and exterior and light interior, mechanical things of that nature. We will offer a clubhouse, we are looking for more exterior space, outside space. In some of our discussions we were asked to move the clubhouse, we moved it to the interior and added some patio homes that matched up the single family houses that exist, which is the intent of the zoning. We are looking at a phased approach: phase one we are looking at 92 units; the next is roughly is about 92 as well; and the last is the rear of the project which is about 54 units. We are aware of the traffic issues, I travel down Latta Road every day, it's a state road and I know what's going on there, we are going to have to address that, we want to work with the town, not only for this site not only for this site but it's needs to handled what is west of there. I know this is going to be topic of conversation, I'm well aware of it, I live down there so it's a conversation we are ready to have we want to improve the area, but because I'm the applicant with a large project, I don't want everything to fall on my shoulders, but we are willing to work with everyone involved to

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help ease the traffic issue at that intersection. My family and I have a lot property in this area and we will continue to develop the properties and in our eyes it's a benefit to the community and to improve the infrastructure is something that needs to be done, let's put that on the table now and address it. Another conversation that came up was a second means of access, we are land locked here, we developed Fieldstone Estates, Villas at Fieldstone and now currently the Gardens at Fieldstone. Madison Place prohibits us from a second means of access, we do not own the property to the east of us. What we do have in place is a crash gate concept on the west end of the property which connects to Arboreta Avenue which is in the Gardens at Fieldstone, that is what we are proposing and our only option we have but we are open to suggestions. We own the house on 3494 Latta Road, as far as the patio homes, they will be about 1,600 square feet, we want to maintain the option of basements on the patio homes and also want the road dedicated, we do the option to sell those homes.

Mr. Giraulo: We are surrounded by a couple different zonings, to the west is RP (Planned Residential), to the east, north and south is single family. With the new zoning we tried to match the residential to residential, I think we have been successful with the layout. We do show a crash gate at Arboreta Avenue which is a private drive so we really can't have traffic going through there but it's certainly for emergency access which the easement allows for. We have undertaken a lot of studies from different professionals to bring you up to date, we have a wetland specialist on the property, reporting is coming out, we have initiated an archeological study that will be required and our DOT permitting. SRF will be doing a traffic study and everyone knows this is a problem section. Within reason the applicant want to help out but can't afford to rebuild the entire thing into a multi-lane elaborate type of condition by themselves but they understand it's to the benefit to try and improve that intersection. We will be looking for some guidance from SRF, the state and the county in that regard. Utilities and sewers are available to our west and north. Water is nearby to tie into, we will comply with the latest permits required. We show on the map the areas where storm water management will be located. The initial radius of 165 feet, works okay, when we get to the back where more of the single family homes are, just going back to back, there is only a 160 foot radius, that minimum number is difficult with smaller size lots. A comment made was to make the lots a bit bigger, but because they area on the curve the back yards are as big as the neighbors. I think it works and would love to hear comments from the town.

Mr. Caterino: The biggest comment is going to be traffic, this area is well traversed and historically had issues with traffic. I feel that this is going to be a big item between the Board, neighboring property owners and other reviewing agencies. The other item was the secondary access on to Arboreta Avenue. We did make a comment regarding the 3490 Latta Road property that is on the Town's 101 Historical Properties, if the applicant would consider making it a local landmark designation. Other comments were for the single family homes at the northern end project, to try to use the elements there to mimic what's on those Rockwell Drive houses for a nice transition to the town home development. Have you considered splitting the wetland lot to lots 19 and 20 so it's not floating out there?

Mr. Giraulo: Those are the details that have to be worked out.

Mr. Caterino: A comments that was addressed was the on the frontage of the property shifting those to single family homes so you keep the character on Latta Road. Our building department had comments about aspect of the buildings, our Fire Marshal was about access.

Mr. Gauthier: The concerns that we have expressed are minor, but you have alluded to the tight radius for a dedicated road, if this was a private road it would not be an issue. We will continue to work together. The other comment was for a secondary access.

Mr. Giraulo: We are open to suggestions.

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Mr. Sofia: Obviously there is a lot of work to be done, the biggest is the access. This is unique where there is a private drive and a dedicated road. The crash gate is coming from a private drive, the question is how to deal with that, access versus a crash gate.

Mr. Wegman: The crash gate is part of the Gardens at Fieldstone so we were required to put it in so we would have to amend the HOA.

Mr. Sofia: So it's a possibility.

Mr. Wegman: It could be.

Mr. Sofia: Another option is what if they were two separate projects? The townhomes were an extension of Gardens at Fieldstone, and they all exited to North Greece Road. The single family homes were the only road to go to Latta Road.

Mr. Wegman: Good thought but not likely, we are dealing with the HOA. The process is cumbersome.

Mr. Schiano: He's using the single family homes as a buffer.

Mr. Wegman: Just for reference, this project is similar layout as far as one way in and one way out and a crash gate, in Carriage Glen.

Mr. Sofia: We do have to come up with a potential alternative. The land south of Colonade Terrace it goes over a creek, is there possibility of a road there? Just trying to come up with alternatives.

Mr. Giraulo: That is a storm water management facility. You can't expect these people, they have a document that says what's going to happen. It would be very difficult path to use that other than for emergency access. The intent is to have fire department to have more one way in.

Mr. Geisler: There is a large parcel to the north with access to North Greece Road.

Mr. Giraulo: That belongs to the church and the access is narrow. This was multi-family so there was never a stub, so we don't have any dedicated road options besides Latta Road. How does the Board a stub to the east?

Mr. Gauthier: The reasonable thing to do is to reserve an unpaved break-away so if nothing is developed it's not a problem, it's not a maintenance headache. Some sort of a provision for an unpaved paper right-away, would be reasonable. So there could be second access.

Mr. Selke: We have both townhomes and single family homes will the HOA be combined. Where are your visitors going to park? There's going to be a lot of traffic.

Mr. Giraulo: There is no HOA, there are two cars garages with driveways. More than likely they will go to their kid's house somewhere.

Mr. Selke: There is a strong market for rent, there is a market for seniors.

Mr. Schiano: Is there areas for extra parking?

Mr. Selke: I don't think it meets the needs. No basements?

Mr. Giraulo: We'll explore it more. No basements, but want to have the option to have them.

Mr. Meilutis: I heard Mr. Gauthier's comment about the stub road and we hear constantly that folks buy homes and did not know what its' was intended for down the road. So if it's not clearly marked future stub road, what happens is you get neighbors that say they were never told of this. If that is the direction I would ask that it is clearly identified. With changes in retail and the number of delivery trucks, I have a problem with the short roads within the site.

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Mr. Sofia: This is concept, hopefully the applicant can come up with some resolutions.

**CONCEPT REVIEWED**

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**New Business**

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

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

Dave Strabel, presented the application.

Mr. Strabel: The intent of the project is to the canopy roof stays create office space and jewelry repair shop. The infill will match the exiting building. I show some elevations that will match, the columns will be left because they support the building.

Mr. Caterino: No major comments, given the close proximity to the building we wanted the board's input on the look.

Mr. Sofia: The Source has always been a good owner for number of years and always been maintained, so certainly to enclose is a realistic addition.

**Mr. Antelli then made the following motion, seconded by Mr. Geisler:**

WHEREAS, The Source Fine Jewelers, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 2147 West Ridge Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the application, the Planning Board determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes a Type II action under SEQRA. (SEQRA Regulations, Section 617.5(c)(9).)
2. According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

**MOTION CARRIED**

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**Mr. Antelli 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 the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises. A note that indicates this requirement shall be added to the plan.
3. The exterior appearance (that is, materials, colors, and architectural style) of the proposed addition shall be the same on all sides of the proposed addition. As offered and agreed by the Applicant, such materials and colors shall match the existing colors. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition, and be in conformance of the existing building elevations, and shall be filed with the site plan.
4. The landscaping on the Premises shall be maintained by the current owner of the Premises, and by any future owner. The owner of the Premises shall replace any dead plants with the same species or a similar species. The replacement plant shall be no smaller than the previous plant when it originally was installed. A note that indicates these requirements shall be added to the plan.
5. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval by the Planning Board as part of the site plan or to the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
6. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
7. 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.
8. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
9. Subject to approval by the Town's Building Inspector, Fire Marshal, and Town Engineer.



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10. The Applicant shall develop the Premises as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.
11. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
12. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
13. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

**MOTION CARRIED**  
**APPROVED WITH CONDITIONS**

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

**Motion by Mr. Antelli, seconded by Mr. Geisler, to grant two 90-day extensions of the site plan approval, previously approved on October 2, 2019.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

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

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

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

Larry Heiniger, Marcus Associates, Ted Antinucci, Contractor for owner presented the application.

Mr. Heiniger: In discussion with staff we wanted to have cars displayed out front. We were asked to pull the exiting ramps back. We show snow storage, we have a note that the garbage will be in totes, there are two bays of doll-up. There will be no car mechanical service. A question was about drainage, there three dry wells that will be cleaned out. Access stays the same, building has water and sewer, and lighting is existing. We have a landscaping plan that shows the plantings, if anything dies we will replace it. The asphalt will be patch and sealed and restriped.

Mr. Antanucci: We show elevations, the brick will be replaced, the entire sidewalk will be concrete stained with a copper tint. Sealing and striping will be done correctly. In the garages will be a gray epoxy. The garage doors will be a metallic copper, the rear can't really be seen so it will be painted black. The trim will be gloss black. There will be a small 12 inch boarder in the copper material outlining the boarding and will put in the correct plantings. It should bring this building to the 21<sup>st</sup> century.

Mr. Sofia: It's a great intersection and you are making some fantastic improvements. Any mechanical work. Will this be lease or it is purchase? This is just here for recommendation.

Mr. Antanucci: Strictly doll up. Ms. Tuttle purchased the property.

Mr. Geisler: This is a great project.

Mr. Selke: It's a prime corner and this is the only shot at making it nice.

Mr. Sofia: There is dedicated space for the display, these are decorated and have the same stone as on the building. These are really nice.

Mr. Selke: Sounds like you will have that corner looking nice.

Mr. Caterino: I would like to thank the applicant for their cooperation and we spoke of the landscaping. This is a prominent corner and we want them to succeed. I would like to read comments from Chairman Fisher:

*When the Concept Plan or Site Plan application for a Used Car lot on property at 2595 Ridgeway Ave. is on the Planning Board agenda, I would like the Planning Board to know that I suggested that the applicant consider installing two auto display areas at the intersection in a manner similar to what we approved for Bob Johnson Chevrolet on West Ridge Road. Comparable landscaping to Bob Johnson is necessary to highlight these installations and thereby provide benefits to the applicant and highlight the corner for the town.*

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<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Absent</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>	<b>Meilutis</b>	<b>Yes</b>

**PLAN REVIEWED**

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**ADJOURNMENT:** 8:35 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