



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**JANUARY 4, 2023**

**Work Session Began: 6:30 p.m.**

**Meeting Began: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

#### **Present**

Alvin I. Fisher, Jr., Chairman

Jamie L. Anthony

John C. Geisler

William E. Selke

Michael H. Sofia

William Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney

Mathew J. Trau, Junior Engineer

John T. Caterino, AICP, Planning Board Clerk

Janelle Castellana, Planning Board Secretary

#### **Absent**

Christine R. Burke

#### **Additions, Deletions and Continuations to the Agenda**

Continued: Sonbyrne Sales Inc., 1050 Stone Road to January 18, 2023.

Steve Gibbs, 320 Manitou Beach Road to February 8, 2023.

#### **Announcements**

#### **Policy of Decorum**

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OFFICE OF PLANNING & ZONING

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Fieldstone Estates LLC  
Location: North Greece Road  
Mon. Co. Tax No.: 044.02-1-2 and 033.04-2-64.1  
Request: Preliminary plat approval for the proposed Fieldstone Estates North subdivision, consisting of 145 residential lots on 99.82± acres.  
Zoning District: R1-18 (Single-Family Residential)

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

Richard Giraulo, Landtech, presented the application:

Mr. Giraulo: I believe we have resolved all the drainage concerns. I have provided a new landscape plan (shown on screen) at the entrance we have lined both sides with Evergreens and source berry trees to screen any headlights when entering. Standard Town street lighting.

Mr. Caterino: Since our last meeting, there hasn't been many changes as far as the layout of the design. Most of the discussion was regarding the route of the sanitary sewer for this project and the overall area. The Town had a sanitary sewer master plan done in 2015 and this area of the Town of Greece was one of the focus areas, so we have been trying to work with the applicant on the best available route for that sewer. We don't want to hold the project up, so we have an agreement in place which is a condition in the staff notes #12; prior to the approval of the final plat of section 3, which would probably be between 3-5 years from now, that the applicant works with staff to reassess the route of the sanitary sewer. Other developments that we have had since the last meeting was traffic in the area, specifically Latta Road and North Greece Road intersection. Since the last meeting we have received word from New York State Department of Transportation that they have received funding to reconstruct the intersection of Latta Road and North Greece Road to introduce left turn lanes going east and west bound on Latta Road, but it is very preliminary. Another comment from staff was related to the possible use of propane to heat the homes so condition #11 refers to the requirements the Town has related to the storage tank capacity and screening the tanks if they are above ground.

Mr. Trau: We do not have any further comments. Once they come back for Section 3, we will address more.

Mr. Timmons: How do storage tanks on the properties work? Where will they be located and how will they be screened? What size are they, what does the ordinance say?

Mr. Caterino: As far as location and screening, we will have to look at that on an individual basis per section. The Town ordinance does have maximum capacity in terms of gallons which I believe is 660 gallons, so anything in excess of that would require zoning board approval. They would also be subject to the review of the Fire Marshal as well. We would talk with the developer on if they would be used and how to spruce them up if they are above ground. Underground we would want to know location and clearances.

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

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

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

1. Upon review of the application, the Planning Board determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
4. The Planning Board has carefully considered an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
6. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Transportation, the Monroe County Department of Planning and Development, and the Town's own staff.
7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.

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14. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

NOW, THEREFORE, be it

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

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

**MOTION CARRIED**

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**Mr. Selke made the following motion, seconded by Mr. Geisler with 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. The street names and addresses of the lots in this subdivision shall be added to the plat.
3. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
4. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been submitted to and approved by the Town.
5. Drainage easements shall be provided over the proposed storm water management facilities, streams, and flood zone areas on the site. The final boundaries and terms of such easements shall be subject to approval by the Planning Board's Attorney, and the Commissioner of Public Works.
6. The preliminary plat shall show intended phasing. If the subdivision is to be developed in one (1) stage, then the plat shall indicate such.
7. One (1) tree shall be provided outside of the street right-of-way for each lot in this subdivision. Tree species and size shall be in accordance with the town's Landscape Guidelines for Development.

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8. If the project "disturbance" exceeds 1 Acre of total area, no pre-construction meeting shall be scheduled unless and until a Notice of Intent (NOI) has been filed with the New York State Department of Environmental Conservation (the "NYSDEC").
9. Should a NYSDEC stormwater permit be required, throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-20-001, particularly Part IV, which describes:
  - periodic inspections of the construction site by a qualified professional; and
  - maintenance of a site log; and
  - stabilization requirements; and
  - maintenance of sediment traps and ponds during construction.The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.
10. No building permits shall be issued for until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
11. The use of any aboveground and/or underground storage tanks shall comply with Section 211-29 of the Town of Greece Zoning Ordinance and shall be screened subject to the approval of the Planning Board Clerk. A note indicated this requirement shall be added to the plat.
12. Prior to the approval of the Final Plat for Section 3, the Applicant shall work with town staff regarding the proposed and future route of the sanitary sewer servicing the subdivision and adjoining areas. A note indicated this requirement shall be added to the plat.
13. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
14. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
15. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
16. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

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

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2. Applicant: Kelly Homes of NY, LLC  
Location: 693 North Greece Road  
Mon. Co. Tax No.: 044.03-2-35  
Request: Minor subdivision approval for the Chatham Estates Addition subdivision, consisting of three (3) residential lots on approximately 2.20± acres.  
Zoning District: R1-44 (Single-Family Residential)

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

Richard Giraulo, Landtech, presented the application:

Mr. Giraulo: This property at 693 North Greece Road (shown on screen) will be subdivided into three new lots. Two lots will come off Willnick Circle. The existing house will remain on lot 693. The area is currently lawn, maintain and mowed by the current owner. The intent is to get a few more lots on Willnick Circle. These lots are only needing services for sewer and water. Sanitary sewer will be brought in from the manhole on North Greece Road. It is R1-44 Zoning, some of the widths and depths didn't quite fit with that large lot size. Variances have already been granted from Zoning Board of Appeals for these lots.

Mr. Caterino: Monroe County Planning and Development reviewed the application, they had very few comments. Planning, Fire Marshal and Building were also very few. They have received variances from the Board of Zoning Appeals due to the R1-44 Zoning district. We thought this would be a nice transition from smaller lots on North Greece Road to the existing lots in Chatham Estates. We are familiar with the applicant and the work that he does, so it will just be an extension of what is there.

Mr. Trau: Engineering has no concerns at this time.

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

WHEREAS, Kelly Homes of New York, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor subdivision, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 693 North Greece 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

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representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").

5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
6. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Transportation, the Monroe County Department of Planning and Development, and the Town's own staff.
7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
14. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

NOW, THEREFORE, be it

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

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

**MOTION CARRIED**

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**Ms. Anthony made the following motion, seconded by Mr. Sofia with 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. Buildings shall conform to the elevations and locations shown on the approved subdivision or grading plans. At any time prior to the issuance of a certificate of occupancy, the Town may require certification of the location and elevation of the top of block of a basement or cellar. Certification of the as-built location shall be in the form of an instrument location map prepared by a licensed land surveyor. Certification of the as-built elevation, in relation to the vertical datum shown on the approved plans, may be in the form of either a survey note on the instrument location map, or an elevation certification form or separate letter prepared by a licensed land surveyor or licensed professional engineer. A note that indicates this requirement shall be added to the plat.
3. The street names and addresses of the lots in this subdivision shall be added to the plat.
4. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
5. The lots shall comply with setback requirements of the R1-44 zoning district, unless relief is granted by the Board of Zoning Appeals.
6. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plat.
7. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been submitted to and approved by the Town.
8. If the project "disturbance" exceeds 1 Acre of total area, no pre-construction meeting shall be scheduled unless and until a Notice of Intent (NOI) has been filed with the New York State Department of Environmental Conservation (the "NYSDEC").
9. Should a NYSDEC stormwater permit be required, throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-20-001, particularly Part IV, which describes:
  - periodic inspections of the construction site by a qualified professional; and
  - maintenance of a site log; and
  - stabilization requirements; and
  - maintenance of sediment traps and ponds during construction.
  - The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.



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10. No building permits shall be issued for until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
11. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
12. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
13. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
14. 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>Burke</b>	<b>Absent</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Timmons</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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**New Business**

1. Applicant: Ray Helfrich  
Location: 982 North Greece Road  
Mon. Co. Tax No.: 058.04-3-65.12  
Request: Preliminary and Final plat approval for the Pollock Estates Subdivision consisting of eighteen (18) residential lots on approximately 11.7± acres.  
Zoning District: R1-18 (Single-Family Residential)

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

Richard Giraulo, Landtech, presented the application:

Mr. Giraulo: This is a 17-acre parcel that was part of the former 978 North Greece Road property, the historic Pollock house. The application is being made by Ray Helfrich as executor to the estate of Helen Pollock. The original house and about 3.2 acres land surrounding it were sold to the Upstate Roots Design, LLC. They will be operating their business out of that site. They do have all their approvals for that. The remaining lands to be developed as the Pollock Estates in compliance with the R1-18 zoning. No variances are needed for this application. Lot sizes range from 18,000 square feet to over one acre. The widths will be a minimum of 100 feet wide, making them about 20 feet wider than most of the adjacent properties around the site. Lot depths will range from 165 feet to 275 feet and that exceeds most of the adjacent lot depths. The property layout proposes a single cul-de-sac from Rumford Road. We met with the Town Development Review Committee and presented connecting Rumford Road and East Moreno Drive but there were concerns with some cut through traffic and that negatively impacting existing residents on Rumford Road so for that reason we are now proposing a single cul-de-sac. We have one lot coming off the end of East Moreno Drive: Lot #17. Lot #18 fronts directly on North Greece Road. We are aware of the concerns regarding Lot #17 and a need for a turn around at the end of East Moreno Drive. Town staff has requested that we eliminate Lot #17 and provide in that space a turn around that would meet current Town and Fire department regulations. That is currently under consideration by the owner. Stormwater management will be provided by a retention pond located on Lot #16 when you first come in off Rumford Road. That will be a traditional wet facility, there will also be several bio retention rear yard facilities. For the benefit of neighbors that are unaware of what a bio retention facility is, those are shallow depressions placed in rear yards with the intent to capture the initial stormwater runoff to treat the runoff and slowly release it into the storm water system. The facility itself will appear from the surface. Each one has a catch basin overflow device in it, drains underneath it. Special soils that help to filter out the stormwater, special plantings along the length of these filters to help with nutrient uptake. Sanitary sewer is going to be extended off the end of East Moreno Drive up to North Greece Road. That will pick up Lots 17 and 18 and allow more lateral up to the existing Pollock house as we committed for them. Facilities will be dedicated to the Town of Greece and built to their standards. That includes Rumford Road.

Mr. Caterino: Monroe County and Planning Development did review the plan. Most of their comments were standard for what agencies will have approval over it. There was a comment from the Department of Health which I have conveyed to Mr. Giraulo regarding the soils on the property and the potential past use as an orchard so the application will have to provide additional information. Major comments are related to the ending of East Moreno Drive and the proper terminus of that road. It is a public road and dedicated to the Town and normally for the road ending, we need some type of turn around for the Fire Department and

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Department of Public Works. We are still in discussions on those options. I have been in communication with one resident on the East Moreno side of the property, those comments were mostly regarding the existing tree line that borders the property. We do not normally provide screening or buffering when we have two similar like uses but if there is any way that the applicant could maintain some of these trees there, that is always appreciated.

Mr. Trau: No major concerns right now, just the turn around on East Moreno Drive. What is there right now is insufficient, tough for operations.

Mr. Fisher: One of the pieces of background information is the existing home on North Greece Road is identified as a historic structure and it is something we want to try and protect. That is one of the reasons we didn't want to connect those two roads. We wanted to be sure we didn't change the character of property that is around that home. The home, a couple of other structures and the land surrounding it.

Mr. Selke: Can we have someone look at the trees and see if they are key trees to the area?

Mr. Giraulo: As the plans are drawn, the trees are to be removed in order to give the new lots, adequate rear yard space.

Joe Velletti, 482 E. Moreno Drive: On the plan I am confused about Lot #17 and # 18, how are they going to be accessed? The bio retention area behind us, is that going to remain there? Or will the new Lots back up to our Lots?

Mr. Giraulo: Lot #18 currently fronts onto North Greece Road. We are currently discussing Lot #17 with the Town and the owner. As designed, is a driveway coming off E. Moreno Drive to supply access to the house for Lot #17. The bio retention facility is permanent, it will stay there forever. The Town gets an easement over those to make sure they stay. Maintained by the property owners. Lot #16 maintains the wet facility pond.

Josh Figler, 468 E. Moreno Drive: When we learned about this project and the meeting, we discussed it as a family and my daughter has written some things she would like to say then I will ask my questions.

Hi I am Emma. I have been living there for just over 3 years and I am sure that many families including mine have lived there for privacy. There is a bunch of wildlife and if you cut down all those trees there wouldn't be any place for them to live. Thank you.

Mr. Figler: The bio retention area in the back there on the bottom, is there anywhere else that could possibly go? I do understand more about it now, due to your remarks, so Thanks. Now that I can see this picture with upper lots and see the sizes, the woods backing up to our house was a selling point for moving and I wonder if that would be a selling point for others when they go to buy these lots, something they would like as well. Something to submit for consideration. We do have about 20 yards of woods, I am not asking for all of it to stay but I am asking for some meaningful amount to stay, if that could be considered. With Lot #17, if that isn't built could the bio retention facility go there? I love that there will be more houses going back there, just hoping for some of the woods to remain.

Mr. Giraulo: There is no ability to do or provide a new location for the bio retention. It has to pick up the rear yards of those lots, so it has to be somewhere along there. It is tied to grading (grading plan on screen) solid squiggly lines represent one-foot elevations. Where you see two lines, the elevation difference between those lines is one foot. So, what we have to do because the property kind of raises to the south and slopes to the north, you kind of have to reverse that so we have the houses sit higher, sloping to the south so to do that we start at property line and excavating down about five feet to install the bio filter and then grading up toward the house. In order to save some of the woods, it is possible to push that bio filter further north. The owner does want to keep more useable rear yard space but certainly not out of the question.

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Mr. Sofia: We don't usually have the opportunity to move the bio retention and save trees. That is 275 feet of depth. I would strongly suggest to move it forward as far as you can, you still have quite a bit of depth there, and save the trees. Bio retention facilities are quite attractive, I was unfamiliar with them until we did the mall. All those islands at Greece Ridge Center mall with the stones, landscaping, shrubs, cut out in the curbing, those are actually bio retention filters.

Mr. Caterino: Is there any thought of possibly angling the bio retention facility to get some more distance?

Mr. Giraulo: That is a possibility. I think I would like to know the quality of those trees, if they are Ash trees I would rather just get rid of them now. Does the Town have a tree guy that could take a look at them?

Steve Schiffhauer, 327 Rumford Road: My wife and I built that house in 2004. We have been very thankful to be on a dead end. In general, we have known this could be a possibility and the plan looks pretty good. We are glad we will still be on a dead end so to speak. There is a berm there today between the field and my house, I am checking to see if that will be taken down? There is a lot of trees and wildlife I watch. I appreciate Emma's comments. It would be a shame to lose those trees. The storm pond, the existing one on the right, for a lot of years it was a problem, it rose high, didn't drain, had lots of moss. Hopefully whatever they did to improve, they do the same for the new pond. I was curious of the value of the new homes and timing?

Mr. Giraulo: We do not know the value of the homes yet. Ray Helfrich isn't sure if he is developing himself or selling to another developer. I would expect homes as large if not larger than what is currently there. The berm will be kept by Lot #16. The berm on the other side next to the gentleman that spoke will be coming down as the new lot is 100 foot wide. The new pond will be the same as the current pond. Timing may be next year.

Mr. Schiffhauer: The comment on the pond, when the water stood on the other pond, it got moss and mold, smelled sometimes. We always wondered why they didn't put aeration in the pond. I would say do something to keep the water moving so there aren't mosquitos or moss.

Mr. Giraulo: The pond will be on the property owners' lot so it would have to be maintained by the owner, if they want to aerate. It is great that Emma came and brought her comments. The wildlife will get displaced after the project. There isn't any endangered species.

Mr. Sofia: Rick if you could relay to Mr. Helfrich that Emma would greatly appreciate leaving a buffer of trees.

Mr. Timmons: Looking at this plan, was there ever a concept plan that was considered to connect the two existing roads?

Mr. Fisher: Yes, we did look at what would happen if you connected the two streets. It would interfere with the historical character of the Pollock house. We wanted to maintain the property and the buildings.

Mr. Trau: It also has two different street names.

Mr. Caterino: We will need to have further discussion on the pavement in front of Rumford Road.

PLANNING BOARD MINUTES  
January 4, 2023

**Mr. Timmons made a motion seconded by Mr. Geisler to continue the application to the meeting of January 18, 2023.**

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

**MOTION CARRIED  
CONTINUED TO JANUARY 18, 2023**

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PLANNING BOARD MINUTES  
January 4, 2023

**SITE PLANS**

**Old Business**

1. Applicant: Sonbyrne Sales Inc.  
Location: 1050 Stone Road  
Mon. Co. Tax No.: 075.06-1-29.11  
Request: Site plan approval for a proposed Byrne Dairy retail store and motor vehicle fueling station (4232± square feet) with related fuel dispensing station canopy, parking, utilities, grading, and landscaping on approximately 3.55 acres.  
Zoning District: BR (Restricted Business)

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

**Mr. Geisler made a motion, seconded by Ms. Anthony to continue the meeting to January 18, 2023.**

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

**MOTION CARRIED  
CONTINUED TO JANUARY 18, 2023**

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PLANNING BOARD MINUTES  
January 4, 2023

**New Business**

1. Applicant: Steve Gibbs  
Location: 320 Manitou Beach Road  
Mon. Co. Tax No.: 017.04-2-44 and 017.04-2-45  
Request: Site plan approval for the expansion (proposed building addition, storage barn, and additional parking areas) of an existing marina with related utilities, grading, and landscaping on approximately 4.7± acres.  
Zoning District: BR (Restricted Business)

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

**Mr. Geisler made a motion, seconded by Ms. Anthony to continue the meeting to February 8, 2023.**

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

**MOTION CARRIED  
CONTINUED TO FEBRUARY 8, 2023**

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PLANNING BOARD MINUTES  
January 4, 2023

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

None



PLANNING BOARD MINUTES  
January 4, 2023

**ADJOURNMENT:** 8:03 p.m.

**APPROVAL OF PLANNING BOARD MEETING MINUTES**

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

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Alvin I. Fisher, Jr., Chairman