



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JANUARY 20, 2021

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

Michael H. Sofia

Richard C. Antelli

Jamie L. Anthony

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

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Delaware River Solar, LLC
- Location: 3115 & 3171 Ridgeway Avenue (aka 457 Elmgrove Road)
- Mon. Co. Tax No.: 088.03-1-12.111 (portion of)
- Request: Minor subdivision approval of the Solar Energy Subdivision consisting of three lots on approximately 130.15 acres
- Zoning District: FOI (Flexible Office/Industrial)

For a synopsis of the discussion relative to this request, see the minutes of this meeting relative to the request for site plan approval for property located at 3115 – 3171 Ridgeway Avenue by applicant Delaware River Solar, LLC.

Mr. Geisler made a motion, seconded by Ms. Antelli, to continue the application to the February 3, 2021 meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
FEBRUARY 3, 2021 MEETING**

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2. Applicant: Raymond Arnold
Location: 880 Manitou Road
Mon. Co. Tax No.: 033.03-3-22
Request: Minor subdivision approval of the 880 Manitou Road Subdivision consisting of two lots, one with an existing home, on approximately 19.6 acres
Zoning District: R1-44 (Single-Family Residential)

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

Ed Martin, LandTech Associates, presented the application.

Mr. Caterino: We have not received any more comments from neighbors. There were some internal items we had to take care of, but that does not impact the Board making a decision tonight. There is a condition relating to sidewalks and I don't think Mr. Martin had any issue with it.

Mr. Martin: Nothing to add; you covered it all.

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

WHEREAS, Raymond Arnold (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 880 Manitou 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

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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.

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

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 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. A note that indicates this requirement shall be added to the plat.
3. A 5-foot-wide concrete sidewalk shall be constructed along the Manitou Road frontage of the site. If the Town Board grants a waiver of the sidewalk requirement, the date of such waiver 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. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town. A note that indicates this requirement shall be added to the plat.
6. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
7. No building permits shall be issued for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
8. No building permits shall be issued for any of the lots in this subdivision unless and 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.
9. Subject to approval by the Town's Building Inspector, Commissioner of Public Works, Fire Marshal, and Town Engineer.
10. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
11. Wherever this resolution refers to a specific public official or agency, it shall be construed to include successors and assigns.

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12. Wherever this resolution refers to a specific law, ordinance, code, rule, or it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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3. Applicant: Nicholas Graziose
Location: 480 McCall Road
Request: Final Plat approval of the Teton subdivision, consisting 7 lots, (14 two-story duplex units) with grading and landscaping on approximately 3.63 acres
Zoning District: PR (Planned Residential)
Mon. Co. Tax No.: 075.10-07-39 & 47

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

Greg McMahan, McMahan and LaRue Associates, presented the application.

Mr. Caterino: We have not received any new comments from neighbors.

WHEREAS, Nicholas Graziose (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 480 McCall Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Pursuant to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), the Planning Board completed its environmental of the Teton subdivision when the Planning Board the preliminary plat for said subdivision.
2. The Proposal is in substantial agreement with the approved preliminary plat

NOW, THEREFORE, be it

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

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

MOTION CARRIED

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

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. 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.

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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.

3. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town. A note that indicates this requirement shall be added to the plat.
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.
5. 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").
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-0-15-002, 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.
6. 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.
7. No building permits shall be issued for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
8. 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
9. No building permits shall be issued for any of the lots in this subdivision unless and 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.
10. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
11. Subject to all of the conditions of approval for the special use permit granted by the Board of Zoning Appeals on October 6, 2020.
12. As offered and agreed to by the Applicant, Lots 1, 2, 6, & 7 shall not exceed two-stories in height and Lots 3, 4, & 5 shall not exceed one-story in height. A note that indicates this requirement shall be added to the plat.

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13. As offered and agreed to by the Applicant, and in addition to landscaping depicted on the approved Landscape Plan, the Applicant shall provide additional evergreen trees and/or woody shrubs where the project adjoins existing homes to fill in gaps and provide uniform buffering for the benefit of nearby residents. A note indicating this requirement shall be added to the plan. The final number, species, and location of such trees shall be subject to approval by the Planning Board Clerk.
14. The final location and type of fencing utilized to provide a uniform buffer for the benefit of nearby residents shall be subject to the approval by the Planning Board Clerk.
15. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
16. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
17. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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4. Applicant: Janet Quimet
Location: 448 Long Pond Road
Mon. Co. Tax No.: 034.03-1-20.111
Request: Re-subdivision of Lot R-28 of the Ouimet subdivision, consisting of two lots approximately 42.96 acres
Zoning District: R1-44 and R1- 18 (Single-Family Residential)

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

Richard Giraulo, Landtech Associates, presented the application.

Mr. Caterino: Since our last meeting we have not received any comments from neighboring property owners, this is strictly a conveyance of land application.

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

WHEREAS, Janet Quimet (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a subdivision, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 448 Long Pond 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.

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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.

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

MOTION CARRIED

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

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.

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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.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

New Business

None

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SITE PLANS

Old 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)

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

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

Mr. Caterino: Last night the Board of Zoning Appeals granted a special use permit for the applicant to operate a motor vehicle fueling station at the site. Since the last meeting we have received comments from Gary Taylor and Marie Furnish, they were similar to what was already put on the record. We do have a resolution, some conditions are standard, but some are site specific. Monroe County Department of Transportation which has jurisdiction over Fetzner Road did review this application and required some restriping and the Town's Traffic Advisory did concur the county's findings.

Mr. Selke: I'm concerned with traffic flow, is there a right and left turning lane coming out? What are the hours? There should be a stop sign.

Mr. Schiano: The hours was handled by the Board of Zoning Appeals.

Mr. Fisher: What was the restriping requirements?

Mr. Brunelle: It was on Maiden Lane, to extend the left turn lane, it is shown on the plan. The Fetzner Road, was made into a two way lane and that is show on the plan.

Mr. Selke: There a lot of pedestrian movement, there should be a stop sign, is there one?

Mr. Brunelle: There are none proposed, in my 50 some stores I have never had one.

Mr. Fisher: I suggest you consider a stop sign.

Mr. Selke: Will the rain garden hold the planting with the salt that we have.

Mr. Brunelle: I can assure you that we always replace our plantings, that is part of the storm water design and there is a maintenance agreement that is required that myself and the town that says were have to upkeep all storm water, those plantings would be part of that. I would not get to that point I assure you. If you want me to put a stop sign there I can. I would be more than happy to put a stop sign on Maiden Lane, on the east side of the driveway.

Mr. Selke: That would be appreciated.

Mr. Fisher: There are stop signs going out of business, there are many kids from the high school, there is a trail, it would be helpful.

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

WHEREAS, Son Byrne Sales, Inc. (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 1297 and 1305 Maiden Lane (the "Premises"); and

1. WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:
2. 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.
3. 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.
4. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
5. 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").
6. 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.
7. 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.
8. 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.
9. The Environmental Analysis examined the relevant issues associated with the Proposal.
10. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Planning Board has met the procedural and substantive requirements of SEQRA.
12. 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.
13. 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.
14. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.

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15. 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.
16. 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.

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

MOTION CARRIED

Mr. Antelli then made the following motion, seconded by Mr. Selke, 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. A dated signature of the owner/developer shall be added to the plan.
3. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plan.
4. The August 28, 2008, Federal Emergency Management Agency flood zone and map source for the Premises shall be added to the site plan. In addition, the boundaries (if any) and boundary designations shall be added to the plan.
5. 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.
6. Prior to the issuance of a Final Certificate of Occupancy for the Premises, The Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed

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by a Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.

7. 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 Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
8. 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").

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-0-15-002, 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.
9. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be hardy-panel siding (in the ivory color family) with plight columns and trim (in the white color family), gutters and downspouts (in the evergreen color family) with a metal roof (in the evergreen color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan.
10. As offered and agreed to by the Applicant, the decorative monumental wall of the site, which allows for a reduced parking area setback, shall be constructed of Prestige Stone dry stack (in the Buck County and Old Country Ledge family).
11. Light spill shall be generally 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.
12. As offered and agreed to by the Applicant, the light poles on the site shall not exceed in 12-feet in height, subject to the approval of the Planning Board Clerk.
13. Snow storage areas shall be identified on the site plan and landscape plan.
14. The location of any outdoor refuse container on the Premises, along with the height and type of enclosure for such container, shall be shown on the plan. If refuse is to be stored inside the building, a note that indicates this shall be added to the plan.

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15. The outdoor refuse container shall be enclosed and screened from public view. A wall, fence, or landscaping may be used.
16. 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.
17. The locations of the designated fire lanes shall be shown on the Site Plan.
18. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
19. No building permits shall be issued unless and until the Applicant executes an agreement for maintenance of the proposed storm water management facilities. Such agreement shall be subject to approval by the Planning Board's Attorney and the Town Engineer.
20. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
21. No building permits shall be issued for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
22. The Applicant shall comply with all conditions of approval granted by the Board of Zoning Appeals on January 19, 2021.
23. As offered and agreed to by the Applicant, a 5-foot-wide concrete sidewalk shall be constructed along the Fetzner Road frontage of the site, subject to the approval of the Engineering Department.
24. 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.
25. Subject to approval by the Town's Building Inspector, Commissioner of Public Works, Engineering Department, and Fire Marshal.
26. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
27. Wherever this resolution refers to a specific public official or agency, it shall be construed to include successors and assigns.
28. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
29. As offered and agreed by the Applicant, a stop sign should be added to the east side of the Maiden Lane exit of the site.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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New Business

1. Applicant: Delaware River Solar, LLC
- Location: 3115 & 3171 Ridgeway Avenue aka 457 Elmgrove Road)
- Mon. Co. Tax No.: 088.03-1-12.111 (portion of)
- Request: Site plan approval of proposed construction 7.482 MW Solar Energy System Facility on approximately 130.15 acres
- Zoning District: FOI (Flexible Office/Industrial)

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

David Matt, Schultz Associates, Peter Dolgos, Delaware River Solar presented the application.

Mr. Fisher: One major item was the landscaping. Could you go over that with us?

Mr. Matt: We were asked to enhance the landscaping plan. We show a mixture of evergreen trees with some maple and oak trees in the back. We are going to place this all on berms, we can probably get another foot or two bringing the base of the plants to at least the centerline of the roadway. Once the berm goes in the cars driving by will be blocked by view and in a couple of years you will not see it, in five to seven it will be completely blocked having a natural looking hedge row. We will have a 1:4 slope so when it's maintained they can easily do that. We have a good variety of plants and should fill in nicely.

Mr. Caterino: The Board of Zoning Appeals did declare last night that they will be the lead agency as it relates to SEQR for the project, it will be a Type I action. We have not received any new comments from property owners since our last meeting. In terms of the number and types of species on the landscaping plan, I think we are good. We need to discuss if anything more can be done to get more height for the berm and make sure there is a process to maintain the roadside of the berm.

Mr. Fisher: What is the height of the berm?

Mr. Matt: Generally from center line a foot or two. That ends up being two to five feet above existing grade. The first row of shrubs end up three to five feet above center line.

Mr. Sofia: I'm good, I think it will look better as time goes by.

Mr. Fisher: I like the variety you provided; I have seen others and its one type, especially along Ridgeway Avenue you have satisfied me in terms of landscaping.

Mr. Selke: Will the berm be three to five feet? That's not very high, I think the trees should be at least five feet. What about spacing? They should fill in. How often will the outside be trimmed?

Mr. Fisher: The trees are close to the road and about 100 feet from the installation. I saw there was 88 red cedar, which are fast growing, it looks there is a good variety.

Mr. Matt: the general maintenance will be about two to three mowing a year, we can increase the road side, so it gets maintained. The company will contact with a mowing service.

Mr. Peter Dolgos: We certainly have maintained the road is 100 feet from the solar array. My understanding is that there is not much from the road to the berm. Are you asking us to maintain that stretch of road, is that typical?

Mr. Matt: There is a 15 to 20 foot strip. It's just grass.

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Mr. Sofia: I think they could work with staff on how that is handled.

Mr. Geisler made a motion, seconded by Ms. Antelli, to continue the application to the February 3, 2021 meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
FEBRUARY 3, 2021 MEETING**

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2. Applicant: AAA Kirk Road Properties, LLC,
Location: 70 Cedarfield Commons
Mon. Co. Tax No.: 045.03-1-7.13
Request: Site plan approval of proposed (15,000± square feet) commercial building with related parking, utilities, grading, and landscaping on approximately 1.23 acres.
Zoning District: FOI (Flexible Office/Industrial)

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

Ed Martin, Landtech Associates , presented the application.

Mr. Caterino: Most of our conditions are standard except for one, that the applicant install additional buffering on the Hojack Line side of the property and also a future planned residential development. Just to confirm that this project had vehicular access out to Long Pond Road thru that easement?

Mr. Martin: The owner has confirmed there is vehicular access.

Mr. Antelli made the following motion, seconded by Mr. Selke:

WHEREAS, AAA Kirk Road Properties, 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 70 Cedarfield Commons (the "Premises"); and

1. WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:
2. 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.
3. 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.
4. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
5. 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").
6. 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.
7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written

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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.

8. 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.
9. The Environmental Analysis examined the relevant issues associated with the Proposal.
10. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Planning Board has met the procedural and substantive requirements of SEQRA.
12. 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.
13. 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.
14. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
15. 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.
16. 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.

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

MOTION CARRIED

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Mr. Antelli then made the following motion, seconded by Mr. Selke, 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. A dated signature of the owner/developer shall be added to the plan.
3. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plan.
4. The August 28, 2008, Federal Emergency Management Agency flood zone and map source for the Premises shall be added to the site plan. In addition, the boundaries (if any) and boundary designations shall be added to the plan.
5. 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.
6. Prior to the issuance of a Final Certificate of Occupancy for the Premises, The Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed by a Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
7. 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 Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
8. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be metal siding (in the green color family) and 7-feet of Wainscot Split face block (in the gray color family), trim (in the brown color family), with a metal roof (in the gray color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan.
9. Light spill shall be generally 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

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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.

10. Snow storage areas shall be identified on the site plan and landscape plan.
11. The location of any outdoor refuse container on the Premises, along with the height and type of enclosure for such container, shall be shown on the plan. If refuse is to be stored inside the building, a note that indicates this shall be added to the plan.
12. The outdoor refuse container shall be enclosed and screened from public view. A wall, fence, or landscaping may be used.
13. 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.
14. The locations of the designated fire lanes shall be shown on the Site Plan.
15. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
16. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
17. The Applicant shall provide an additional landscape buffer to the southern portion of the site adjoining the former Hojack Railroad Line. The type of landscape used shall be subject to the approval of the Planning Board Clerk.
18. 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.
19. Subject to approval by the Town's Building Inspector, Commissioner of Public Works, Engineering Department, and Fire Marshal.
20. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
21. Wherever this resolution refers to a specific public official or agency, it shall be construed to include successors and assigns.
22. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

SPECIAL PLANNING TOPICS

Old Business

New Business

1. Applicant: 447 Long Pond Road, LLC
Location: 447 Long Pond Road
Mon. Co. Tax No.: 034.03-9-69
Request: Concept plan review for a minor subdivision approval of the 447 Long Pond Road Subdivision consisting of seven lots, on approximately 5.91 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 property is on the west side of Long Pond Road just north of Janes Road. It does not have a lot of access because Larkin Creek crosses the south side of the property. We are in for a concept under Town Law 278, sec 211-59.1 of the cluster development regulations. This property was rezoned which is a larger lot size. There are floodplains and wetlands on this property. This concept plan shows that seven lots could be developed on the property. We are proposing seven lots, more or less in conformance with the R1-18 zoning, except for several variance that are being requested. We made lots 2 and 3, which are interior lots, eighty feet wide as opposed to 100 feet wide. This matches what lots are developed around the peripheral of the site. That allows to make lot one bigger with more rear space. There is one more variance for lot seven, a rear set back from 50 feet to 40 feet. We felt that would make the lot more viable. Otherwise it meets all codes, site disturbance would be under five acres and does not require a SWPPP from DEC but will comply with town regulations. We have shown several detention areas we also show sanitary sewers and they are on our side of the road as well as the water main.

Mr. Fisher: Because so much of these lots are compromised I look at rendering of the houses, when you come back could you put the largest size house that you would use on the map.

Mr. Giraulo: What's shown is about 60 x 40 foot box, again it's a standard R1-12 width at 80 feet. So we have 80 foot wide lots all over town, there is plenty of depth on those other than lot one, because of the flood plain. There is still plenty of space to get a reasonable house in there.

Mr. Gauthier: I think what we have been observing is that if rectangle homes were built, we are continuously seeing is that the houses go significantly back more than the rectangle would indicate. It impacts the site grading. You would not want to see any walk-outs, those kinds of considerations when you develop would be helpful to us.

Mr. Giraulo: It's hard to predict what kind of house would be build, it's my understanding that these would be smaller houses. Personally I think it's a nice site and folks will want to build on it.

Mr. Gauthier: I think it as nice site for what you are proposing but just getting a clear picture of what might be likely.

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Mr. Sofa: Is your concern that the house can be built beyond a certain point.

Mr. Gauthier: Yes and no, we are definably going to say we are not going in the floodplain, but when you have projections from the main body of the house going back that sometimes disrupts grading.

Mr. Giraulo: We will make the box larger, no matter what we do we are giving it our best shot.

Mr. Geisler: Do we have clear definition of high water mark?

Mr. Giraulo: We show the 100 year flood plain on the map. Which is close to the road elevation.

Mr. Selke: This a private drive, is the HOA just for the drive or will it maintain the whole property.

Mr. Giraulo: It will just take care of the road and the storm sewer system. Otherwise it will be private lots. We are showing a conservation easement along that flood plain area in order to maintain the natural beauty.

Mr. Selke: I see the variance for the two lots, how do the other lots meet the code and who will maintain the fire truck turnaround.

Mr. Giraulo: All lots meet the code except lot 2 & 3, and variance for lot 7.

Mr. Caterino: Some bollards to delineate the easement as well. Just as a recommendation, for the lots that back up to the creek, decks or sheds should be provided to show that those portions of the properties can be utilized by future owners.

MOTION CARRIED
CONCEPT REVIEWED

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2. Applicant: Vanara Properties, LLC
Location: 145 Bellwood Drive
Mon. Co. Tax No.: 089.04-1-8.1
Request: Reapproval of site plan for a proposed hotel, (four stories; 48,000± square feet; 124± rooms) with related parking, utilities, grading, and landscaping, on approximately 3.5 acres, previously approved on May 18, 2016.
Zoning District: BG (General Business) and EDIO (Economic Development and Innovation Overlay)

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

Brian Burri, Bergman Associates, presented the application.

Mr. Caterino: What's proposed is exactly what was done in 2016. We will do an internal review just to make sure that adjustments aren't needed, some regulations do change over time but we don't anticipate anything major. They will be before Town Board tomorrow for a special use permit waiver. This will be in Canal Ponds just north of the U of R Medical building. This a four story hotel, the east side is 390, it's exactly what was approved in 2016.

Mr. Sofia made the following motion, seconded by Mr. Selke:

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

**MOTION CARRIED
REAPPROVAL GRANTED**

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3. Applicant: Long Pond Realty
Location: 1 Saredon Place
Mon. Co. Tax No.: 089.18-1-38.21
Request: Concept plan review for a proposed one-story addition (4,000± square feet) to an existing building with expanded parking area, utilities, grading, and landscaping, on approximately 3.86 acres.
Zoning District: BP (Professional Office)

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

Ken Bracker, Long Pond Realty: presented the application.

Mr. Bracker: Someone has come to us and wished to rent from us so we come to an agreement that we would put on a 4,000± square feet addition to the existing building. In addition they have requested 20 parking spaces on the site. We have made official application for site plan approval with will be heard on February 17, 2021.

**MOTION CARRIED
CONCEPT REVIEWED**

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ADJOURNMENT: 8:20 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