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William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

AGENDA

JULY 8, 2020

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Alvin I. Fisher, Jr., Chairman

Jamie L. Anthony

Rick Antelli

Christine R. Burke

John C. Geisler

William E. Selke

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

John T. Caterino, Planning Board Clerk

Michelle M. Betters, Planning Board Secretary

Pledge of Allegiance

Agenda Additions, Deletions and Continuances

Announcements

Policy of Decorum at Meetings

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Morning Christian Fellowship Church
Location: 485 Holmes Road
Request: Minor subdivision approval for the Morningstar Subdivision, consisting of 3 lots on approximately 4.93 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No. 089.06-2-43

2. Applicant: Sciortino Homes, LLC
Location: Old Country Road and Greymere Road
Request: Final plat approval for Copperfield Ridge Subdivision on approximately 12.29 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 045.01-2-8.11 / 045.10-2-13.121

3. Applicant: Willow Pointe, LLC
Location: 2325 English Road
Request: Final Plat approval for the Willow Pointe subdivision, consisting of 19 lots on approximately 15.35 acres
Zoning District: R1-18 (Single-Family Residential)
Mon. Co. Tax No. 058.02-3-22.11

4. Applicant: Nicholas Graziose
Location: 480 McCall Road
Request: Preliminary and Final Plat approval of the Teton subdivision, consisting 8 lots, (16 two-story duplex units) with grading and landscaping on approximately 3.63 acres
Zoning District: PR (Planned Residential)
Mon. Co. Tax No.: 075.10-07-39 & 47

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SITE PLANS

Old Business

1. Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon)
Location: 1510 Maiden Lane
Mon. Co. Tax No.: 059.19-3-1.1
Request: Site plan approval for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (115 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway, on approximately 0.13 acres

Zoning District: R1-18 (Single Family Residential)

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Maiden Meadows, LLC
Location: 1826 and 1850 Maiden Lane
Request: Relief of Condition #1 (Conversion of Maintenance Building to Dwelling Unit) of the Planning Board's preliminary and final plat approval granted on December 8, 2018.

Zoning District: RP (Planned Residential)
Mon. Co. Tax No.: 059.18-1-96
2. Applicant: Fallmarc Development, LLC
Location: Peck Road west of North Greece Road
Request: Concept plan review of the Stonewood Estates subdivision consisting of 13 Lots on approximately 21.7 acres

Zoning District: R1-44 (Single-Family Residential)
Mon. Co. Tax No.: 058.01-1-001
3. Applicant: Frederick Metzger
Location: 1150 Long Pond Road
Request: Extension of preliminary and final plat approval a proposed subdivision for the Long Pond Woods subdivision, consisting of 11 lots, including an existing house, on approximately 8.7 acres

Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 074.10-4-36

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4. Applicant: Fieldstone Capital, LLC
Location: 410 North Greece Road
Request: Concept plan review of the Fieldstone North subdivision consisting of 143 lots on approximately 99.8 acres
Zoning District: R1-18 (Single-Family Residential)
Mon. Co. Tax No.: 044.02-1-002 & 003.04-2-064.1
5. Applicant: Sonbyrne Sales, Inc.
Location: 1297 and 1305 Maiden Lane
Request: Concept 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)
Mon. Co. Tax No.: 074.08-1-1 and 074.08-1-2
6. Applicant: Sonbyrne Sales Inc.
Location: 2070 Ridgeway Avenue
Request: Concept plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 2.05 acres
Zoning District: BR (Restricted Business)
Mon. Co. Tax No.: 089.15-2-1
7. Applicant: Rochester Academy Charter School
Location: 1757 Latta Road
Request: Relief from Condition # 1 (regarding entrance and exit route of school busses) of the site plan approval granted on April 20, 2016.
Zoning District: R1-10 (Single-Family Residential)
Mon. Co. Tax No.: 046.14-8-1.1