



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD AGENDA**

**FEBRUARY 22, 2023**

**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  
Christine R. Burke  
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

### **Pledge of Allegiance**

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

### **Announcements**

### **Policy of Decorum at Meetings**

PLANNING BOARD AGENDA  
February 22, 2023

**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

1. Applicant: West Herr  
Location: 4422, 4432, & 4400 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-15, 073.01-1-16 & 073.01-1-1.21  
Request: Site plan approval for the construction of a motor vehicle dealership (28,000± square feet) with related parking, utilities, grading, and landscaping on approximately 20.4± acres.  
Zoning District: BG (General Business)
  
2. 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)

**New Business**

None

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Carlo Callea  
Location: South side of Kuhn Road, east of Flynn Road  
Mon. Co. Tax No.: 034.03-1-6.1  
Request: Concept review for the North Park Estates II – Section 4 subdivision consisting of thirty-five (35) residential lots on approximately 19.3± acres  
Zoning District: R1-18 (Single-Family Residential)
  
2. Applicant: Allied Property Developers, LLC  
Location: Manitou Road/Sand Pebble Lane  
Mon. Co. Tax No.: 025.03-3-35.101  
Request: Extension of the final plat approval for Section 7 of the Buttonwood Heights Subdivision, consisting of 18 lots on approximately 6.72 acres previously approved on August 8, 2019.  
Zoning District: R1-E (Single-Family Residential)
  
3. Applicant: Target  
Location: 600 Greece Center Drive  
Mon. Co. Tax No.: 074.18-4-12.21  
Request: Relief from Condition #4 (exterior appearance) of the site plan approval granted on January 20, 1999.  
Zoning District: BG (General Business)

**ADJOURNMENT**