



*William D. Reilich*  
Supervisor

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**JANUARY 8, 2020**

**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

Richard C. Antelli

Christine R. Burke

John Geisler

Michael H. Sofia

William E. Selke

John T. Caterino, Planning Board Clerk

Christopher A. Schiano, Esq., Deputy Town Attorney

### **Absent**

John Gauthier, P.E., Associate Engineer

Michelle Betters, Planning Board Secretary

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

### **Announcements:**

### **Policy of Decorum**

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**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

1. Applicant: Imrah Asghar  
Location: 2970 Dewey Avenue  
Request: Site plan for proposed redevelopment of an existing building, (1,273± square feet), with related parking, utilities, grading, and landscaping on approximately .267 acres  
Zoning District: DMU (Dewey Avenue Mixed-Use)  
Mon. Co. Tax No. 060.81-2-18.2

**Ms. Burke made a motion, seconded by Mr. Antelli, to continue the application to the January 22, 2020, meeting, as requested by the applicant.**

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

**MOTION CARRIED  
APPLICATION CONTINUED TO  
JANUARY 22, 2019, MEETING**

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**New Business**

None

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Villa of Hope  
Location: 3240-3248 Dewey Avenue  
Request: Concept plan for a proposed one-story building (8,800± square feet), a proposed two-story building addition (6,800± square feet total; 3,400 square feet per story), and proposed parking area expansion with related utilities, grading, and landscaping on approximately 35.51 acres.  
Zoning District: R1-8 (Single-Family Residential)  
Mon. Co. Tax No.: 060.64-3-16

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

Travis Clinton, Project Engineer, Chris Gullo, President/CEO, Sarah Waleed, Chief Program Officer, Kim Sadwick, Director of Detox, Michael LaFleur, Director of Facility Operations, Michelle Lee, Chief Administrative Officer, Chief Compliance Officer, Betsy Brugg, Attorney presented the application.

Mr. Clinton: The proposed project is broken in four pieces. We met with staff and got some feedback, which was productive. We hope to make application in February for the March meeting. The project involves a subdivision; we'll subdivide for funding reasons. There are two parking areas, one with 24 spaces the other with a total of 49 spaces. There will be a two-story building addition to the existing Miller Building. The elevation will match the existing, it will be ADA assessable. This project currently has water that service the Miller Building, we will be pulling all of our utilities from Dewey Avenue. Access will be two-way in one way out.

Ms. Gullo: Four years ago we embarked on opening a behavior health clinic, so we have an Article 31 license. Today this is an integrated clinic, the main clinic is on Jay Street location. That serves as an out patience clinic and have expanded it four times. Right now the youth that are on our campus that attend school have to be transported over to the clinic. So our proposal will be to expand the clinic to be right on our campus to service those youths.

Mr. Geisler: How many square feet for the new building?

Mr. Clinton: 3400 square foot per floor, 6800 square feet. The final piece is a detox center, 8800 square feet, it will 18 beds, and it will be subdivided so it will have its owned utilities from Dewey Avenue. There was a concern of access off Clark Park and using it as a cut through. There will be a crash gate for emergency vehicles and should have no cut through traffic. It will have 14 parking spaces for visitors. Villa of Hope have conducted two community outreach meetings and have received positive feedback.

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Ms. Gullo: We will hold another meeting because the Miller Building was not included and was about a year and a half ago.

Mr. Geisler: Did you have it in design stage?

Ms. Gullo: Not the Miller Building just the detox building.

Mr. Selke: Is there a curb cut from Clark Park? Will you use the ball fields?

Mr. Clinton: We would need a new access off Clark Park. No we will not use the fields, we have not utilized them.

Mr. Geisler: Is there a concern with the fire department? They have a lot of vehicles, am wondering if there will be traffic concerns?

Mr. Clinton: There are 14 spaces and will be used for patients, so there should not be too much traffic.

Mr. Schiano: So they will be coming from drug court or jail, so you are bed to bed? Is it a secured facility, so they can't just walk out?

Ms. Gullo: They are not but they are medically fragile.

Mr. Fisher: If you look at the need from the community that are unmet, the big one is opioid use and how to treat them. There are no beds for youths. This meets a tremendous need as well as mental health. This is one area as a society we are lacking in providing mental health. One thing that strikes me is its park like, it's not a monster building, and it's not conducive to making you feel better. Here you feel like you could have a picnic here, so providing this kind of atmosphere for area that really has a tremendous need. It's much better if you serve it on site. It appears residential, you don't see monster buildings that also helps in recovering. This is really the kind of development we welcome and we welcome the approach that you have used, to keep the park like setting. It's good for the neighbors and the people that are being helped here. I look forward to this coming to fruition.

Mr. Sofia: I echo the Chairman's comments and commend your staff for the work you do, addition and mental health is finally getting the attention it deserves. The fact that you have evolve to the current needs to be commended. What is the issue with the gate?

Mr. Fisher: It's not a signal light. It's a flashing light.

Mr. Sofia: I would rather they come out there than on Dewey Avenue.

Mr. Selke: I don't see any impact there at all. There's not a lot of traffic.

Mr. Sofia: How did you get to 18 beds?

Ms. Waleed: This is thru the substance abuse service, we requested the money and presented our program and what we were trying to do and that's how we were awarded that.

Mr. Sofia: So does this leave you room for expansion? The need is greater than 18 beds.

Ms. Waleed: That's what we were awarded.

Ms. Gullo: We had started with 25 beds, after conversation with staff, we scoped it down.

Ms. Brugg: The town was not opposed to the use, but deliberate intent to make it compatible with the adjacent residential neighborhood to be sensitive the folks that live there and the building should not be out of scale. There was discussion about the size and placement of the building.

Mr. Selke: Can we talk about deliveries, elevations?

Mr. LaFleur: There is a service road that we make all our deliveries.

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Mr. Fisher: Another reason why we would not want the gate otherwise you would have go to Dewey Avenue.

Mr. Clinton: We added that after meeting with staff.

Mr. Fisher: That's why we do these meetings to provide feedback.

**CONCEPT REVIEWED**

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2. Applicant: Nicholas Graziose  
Location: 480 McCall Road  
Request: Concept plan for a proposed 16-unit townhomes (8 duplexes) with related parking, utilities, grading, and landscaping on approximately 3.59 acres.  
Zoning District: R1-8 (Single-Family Residential)  
Mon. Co. Tax No.: 075.10-7-39 & 075.10-7-47

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

Greg McMahan, McMahan LaRue Associates, Nicholas Graziose, owner, presented the application.

Mr. McMahan: The applicant is proposing to construct eight duplexes, the buildings would be on its own lot, and there would be a homeowners association. The ownership would be by individual, they could live in one and rent the other. This will be served by normal utilities, we have met with staff and submitted three different concepts. The first one is a plan that conforms to all the zoning, it would just a special use permit. Some comments were to move some of the buildings away from the neighbors. We show a large turnaround that is a requirement of the Fire Marshal that would be used for emergency vehicles. Concept B, we have moved the units on the northwest property line to within 15 feet of the property line, which would require a variance. The adjoin properties are also duplexes at 15 feet setback. So this will offer us greater distance to the single family homes. The turnaround would be in the same location. The third concept, the developers preferred concept, this includes the 15 foot setback. We have moved the turnaround in the middle of the project.

Mr. Selke: Guest parking is important.

Mr. McMahan: We can show more stripping.

Mr. Fisher: Having the parking identified and substantial as you can make it would be beneficial.

Mr. Geisler: What about the snow plowing?

Mr. McMahan: This private, with pick-up truck plowing. Concept C, lot size, lot width conform to the code, we would need a referral from you to the Zoning Board.

Mr. Fisher: The fact that you are adjacent to property that has the same setback and use, I think I like that too.

Mr. McMahan: The access is off a wider section of McCall Road, there is a narrower connection that has been left, and we would put landscaping there.

Mr. Geisler: What is the depth of the driveway?

Mr. McMahan: They are 22 feet. The next page shows a rendering of the proposed homes.

Mr. Geisler: What is the square footage?

Mr. Graziose: We have not got in fully to what the units will be, they will be two to three bedrooms, two to two and half baths, one car garage, 1,100 to 1,400 square feet. We want to do more research.

Mr. Selke: If you have three bedrooms there would be a need for more parking.

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Mr. Geisler: What is the elevation of the property?

Mr. McMahon: We have based them on Pictometry, it's fairly level. The soils appear to be very sandy. We have some more engineering to do, we just wanted to get some comments so we can submit our application. There are no streams or creeks, there is nothing to cause concern with drainage. The minimum lot size for duplex is 14,000 square feet and they all exceed that.

Mr. Fisher: There are a number of these parcels around and it's nice to see the possibility of a reasonable development taking advantage of that. Especially in the part of town that's need some rejuvenation.

Mr. Selke: The seniors will grab these up, there is a demand out there. When you go to three bedroom, you might need for parking and recreation. With two bedroom you would keep for seniors or couples.

Mr. McMahon: It will be a private drive with a dedicated sanitary sewer easement and a water main in an easement. We will look at the lighting.

Mr. Selke: What will the association be in charge of?

Mr. Graziose: They will be in charge of lawn cutting and snow plowing.

Mr. Selke: Looks like it will fit in nicely there. You have large driveway, it would be attractive if you put pines there.

Mr. Sofia: Good use of the property. I think we agree with the preference you have chosen.

**CONCEPT REVIEWED**

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**ADJOURNMENT:** 7:54 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