



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**OCTOBER 19, 2022**

**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 Geisler

William E. Selke

Michael H. Sofia

William P. Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney

Mathew J. Trau, Junior Engineer

John T. Caterino, Clerk of the Planning Board

Janelle Castellana, Planning Board Secretary

#### **Absent**

Christine R. Burke

John Gauthier, P.E., Associate Engineer

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

#### **Announcements**

#### **Policy of Decorum**

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**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

1. Applicant: Kelly Homes of NY LLC  
Location: South side of Straub Rd, West of Round Creek Drive  
Mon. Co. Tax No.: 88.02-2-14.2  
Request: Preliminary and final plat approval for the proposed Eagle Ridge residential subdivision, consisting of twenty-three (23) lots on 24.3± 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 and Doug Sample, Kelly Homes of NY LLC, presented the application:

Mr. Giraulo: This is a project that the Planning Board has seen several times during concept review, and some have walked the site. For the public that is here tonight, I will go through the project so they have a good understanding of what we are planning to do, how it may impact them and answer any questions. There are issues with the site, surrounded by neighbors, difficult property grading, drainage issues but credit to the developer, he didn't want to develop the density that the zoning allows, he was open to more flexibility and bigger lots, understood that the site offers some real attributes that can work out very nicely for the project. The site is 24.35 acres located on the south side of Straub Road, about 600 feet west of Wood Road. The site is zoned residential R1-18 so the minimum lot size is 18,000 square feet which is about .04 acres. The project proposes 23 residential lots, all exceed the zoning requirements, and many are over one acre in size. The site does have two (2) frontage locations, the easterly location is the wider location and that is where the entrance is proposed. We will have access to public water, sewer, and gas and electric for this site. The road name will be Sunset Valley Lane and has been submitted and approved through the 911 County system. Environmental features of the site include a steep grade, rise is 40 feet from north to south, the site is wooded and there are some drainage issues along the entire north side of the property. We hired a wetland specialist to visit the site and identify any lands that might be subject to federal wetland regulation and submitted an application to the Army Corp of Engineers. That was done and the result of that study determine that there are no regulated federal wetlands on the property. I do believe the standing water along the properties is a nuisance to the homeowners along Straub Road and when I was out there in the spring it looked like a bathtub in areas. The good news is I think we will solve that with this project. As I had mentioned, the grading and elevation change on the property was one of the major challenges. This is a drumlin, probably a glacier deposit from many years past. The soil is a sandy soil and doesn't present any issues for development. On the colored drawing on screen, the light color green represents the area to be disturbed with construction and grading on the property. The darker green are areas that will remain undisturbed. We attempted to retain a wooded buffer around the property as much as possible while still balancing that against the desire to have reasonable rear yards for the new homeowners. We are saving quite a bit of land and the trees that buffer the perimeter of the site. Brown rectangles depict the house 75 feet wide by 60 feet deep, so that is a ginormous lot for a house, the intent is that any house built will fit within that rectangle. They are all set at 50 foot required setback with zoning. The way we tried to approach developing this site, as you come in on the entrance drive, we start coming up grade on the hill and we kind of peak on the hill at the curve so there is a high point in the road at the curve and then it heads back down into the cul-de-

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sac. The light black lines on the drawings are contour lines that represent a one-foot interval, so when you see two (2) lines, the elevation difference is one-foot between those two (2) lines. There is a lot of lines of the plan so there is a lot of elevation change happening. We did lay out the road in such a way that site distances are maintained for the speed limit so you can see over the hill, headlights and other obstacles like people pulling out of the driveways. Another challenge was fitting the road in a site that is sloping, no matter where you put it, we are cutting a lot of earth on the south side and filling on the north side. So that required a little nontraditional grading for some of the lots on the north side of our road. Lot# 16 through #21, the houses themselves won't sit two or three feet above the road as quite typical, they will be about flush with road. The garage will be about flush with the road, the driveways will dip down and come back up into the garage. This allows us to set the house a little bit lower so that we don't need super deep foundations. As it is many of those foundations are going to have to extend down below the typical basement level so that we can get into the original ground with footings. We want these houses constructed on original soil. Even with lowering them they are sitting up high compared to existing grade. The houses on the south side are going to sit up a little higher. They are about three and a half feet above the road and sit back 50 feet and the driveway should work out just fine. So even with this balancing of the site and location of the road we are still going to have excess earth work on the project. We have about 20,000 cubic yards of excess soil. A lot of that will be topsoil which will be sold off. On the plans I added symbols to show room to add decks, pools, patios, and sheds in the rear yards. Stormwater management is always one of the biggest challenges of any project. We are obligated by New York State regulations as well as Town regulations to not increase the peak runoff for storm events. The way we do that is with stormwater facilities and provide practices to help to clean the stormwater as well as manage those peaks. On this site we are doing this with three different facilities. The wet pond in the rear of the four (4) lots and that will take the majority of the site run off from this property to be piped into that pond and out of this facility. The entire site drains to the north. There is a very wet long drawn-out flat area running east to west that eventually drains out into the storm sewer that is located in the northeast corner by Lot #1 so we will maintain that pipe way, it will just be piped instead of an open swale. Part of the site was too low to drain to this facility, so we also have a dry retention facility located on the east side of the entrance drive. Its long and the bottom will be cobblestone. To manage the quality of the runoff, we are proposing four bio retention facilities. They are located on the northerly lots in the rear ahead of the stormwater pond. The rear yards slope down and drop into these basins. Bigger storm events over top those, flow into the stormwater ponds. Access is provided around the ponds. There is a sanity sewer up on Straub Road we will connect into that, bring it into the site. To get to the cul-de-sac we are proposing some rear lot sanity sewer line, between Lot #20 and Lot #22 the sewer is going to go behind Lot #17 all the way to Lot #21 to the road. All lots will have access to the sewer. An access drive between Lot#16 and Lot#17 for Town access. We have a landlocked parcel at #193 Straub Road. Somehow there is no direct access out to Straub Road, there is a couple wheel tracks between the houses. The Town has asked if there is the possibility of doing something with our flag parcel to provide access to the property at #193 Straub Road. The developer is certainly agreeable to discussing arrangements. Department of Public Works has asked if we can provide water and sanitary sewer services to that site. In that regard water service, we can't do, or the Water Authority won't allow unless they have access to a dedicated road. So, if we work something out with the panhandle, they will have access to the road and they could get water services. The sanitary sewer, we have a sewer fairly close, but it isn't deep enough to get a gravity lateral to the property but agreeable to easements. We are proposing an entrance sign on the west side of the entrance, we haven't determined how elaborate the sign will be. It would be on property owned by Lot #23.

Mr. Caterino: As the aeriels show, this is one of the last few undeveloped areas of Straub Road. There are some environmental sensitive areas on the property. We are in receipt of a wetland delineation which was accepted by the Army Corp of Engineers, and was determined non-jurisdictional, so they have no regulatory authority over it. Since Straub

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Road is a Town road, we had the Town Traffic Committee look at it for any potential traffic impacts and they did not have any. Building and Zoning departments did not have any comments. Planning comments were related to the topography changes, usability and functionality of the rear lots and the landlocked parcel at #193.

Mr. Trau: With the sanitary concerns that Mr. Giraulo alluded to, they are still under review with the sewer department right now, we will get back with the engineer. We are not looking to take ownership, just an access agreement.

Anthony Reisinger, 36 Larkwood Drive and 205 Straub Road: When I purchased the property, I was told that behind my house was federal wetlands and noted as such on my survey maps and I am curious how that designation was changed and wonder if the New York State Department of Conservation was engaged, what other entities were consulted? It seems a little odd to me that federal wetlands can simply be redesignated. It sounded like the Army Corp of Engineers said they don't have jurisdiction, so I am not exactly clear on how that happens. I appreciate all the thought that went into the drainage, its significantly wet behind both my properties and I do have concerns. If I can follow the elevation map properly, it appears the area directly bordering my two (2) properties is going to be built up quite a bit, it looks like there will be drainage facilities along the north edge, I don't see anything in the northwest corner, so I definitely have concerns about that drainage. What protections do I have as a homeowner long term? So, let's say the Town approves this development and in two (2) years I have significantly changed landscape as a result, I am wondering if there is any standard practice for setting aside funds in escrow for some time for remediation should that be an issue. Was this property always zoned residential? I think this property has been sold a number of times over the last couple of decades and it is a bit surprising to me that previous folks weren't able to develop it but all of a sudden someone is able to overcome all these challenges. I am a bit concerned about the noise, I didn't hear any timelines for construction, my assumption is that it will take a couple of years. There is a bit of wildlife, I enjoy my back deck, my neighbors enjoy their back decks, I am not really looking forward to hearing bulldozers digging 60-foot foundation holes, adjusting grade. I am curious as to how construction of such magnitude fits in with things like our noise ordinance, I assume we have one. Is there something about the duration of the noise? I would also like to understand the timeline, have all the lots been sold? The document you sent out is a bit confusing, it says preliminary and final plat approval, which is it? How does the Town and Planning Board look at undeveloped property in Greece?

Mr. Schiano: As long as they do it within certain hours, they can do construction. Typically projects can go on for years, grading timeframes are different. For approval they must meet a lot of conditions, it must be zoned properly, they have a right to use their property. They have to make sure they aren't making drainage worse and actually improving to a certain degree as well.

Mr. Caterino: For construction activities I would have to double check, but I believe 7 am to 9 or 10pm.

Mr. Fisher: There are two steps required, first is preliminary and if the development is such that they are really going to be constructing the area, then they will ask for the final at the same time. There are some very large subdivisions where they will do preliminary and then do section by section requiring final, but this project is just one section. We will not be making a decision tonight; we do not have enough information we wanted to hear the concerns from the neighbors.

Mr. Giraulo: The dark green areas I alluded to will remain undisturbed. I have a swale that is going to run out of our pond right along the south edge of property 193 Straub Road up into that corner to try and drain that area better. In terms of the federal wetlands, the regulations on wetlands change all the time. So those regulations have been relaxed and as such there is certain criteria that the Army Corp uses, it must be soil, vegetation, and hydrology, it has to meet all three (3) of those and then you have to be tied to or connected

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with a water of the United States, some kind of a flowing water body. Those characteristics aren't met on this property. As far as development and timing, this is going to be developed in one section, the entire site will be cleared and graded, road installed, sewer put in, and then houses constructed as they are sold. Nothing is sold at this time, it could take several years to sell the houses, but one construction season everything will be done, in 6-to-9-month period. Construction will be done during normal working hours.

Mr. Fisher: One of the assurances that we have for homeowners is that Rick Giraulo is an experienced engineer. He provides a drainage plan to the Town who has plenty of licensed engineers that will review those plans.

Carol Conners Bertolani and husband Mark, 169 Straub Road: We also purchased our home under the assumption that this was a federally protected wetland, not only federal protected wetland but 11.52 acres. In conversations with New York State Department of Environmental Conservation (DEC) this week have confirmed that this in fact is federally protected wetland. They directed me to numerous plots with delineations of the wetlands and adjacent streams that come out of it. Many of the homes, the road, the sewage facility are all disrupting this nationally protected wetland. Further, the wildlife disruption, these wetlands are all designed to retain water for the surface area that they cover as well as the sponginess of the soil for the length of time. DEC has also assured me that absolutely no retention pond or grading could ever do as great of a job as a nationally protected wetland, so huge concern for every property that borders this of flooding. Everyone here should get flood insurance because this is not going to work, it's going to overflow and those backyards which are already wet could potentially get much worse. The other request I have is that this is done in accordance with the law, on the up and up so a few different accompanying agencies I request to be reached out to; State Environmental Quality Review, have they performed an assessment and what was their position? The Office of Public Parks and Recreation and Historical properties, and lastly the DEC. The DEC thought it was fascinating that we were even here having this conversation. They have a position to feverishly protect national wetlands and this seems like a direction violation of such. Lastly, I am sure you are all aware that the New York State wetland law was recently amended and approved in the State budget. With that Type 6, Part 663 as of January 1, 2025 the DEC takes over regulation of any wetland over 7.5 acres, this is 11.52 acres, since this project will no way be done by January 1, 2025, I am requesting that the DEC take over from the Army Corp of engineers for all approvals, permits, applications. Also, part of that, a 100-foot buffer of all adjacent properties from wetland, that touches much of our yard, that touches that pond, and that touches all those homes on the north side. Essentially that means that the DEC has to approve any hardscapes or any modifications to the landscape within 100 feet of that buffer. I'm sure that wasn't considered, granted this law does not go into effect until January 2025 but there is no way this project will be done in two (2) years. I just ask that we take the time and do diligence to get the proper approvals from all the agencies involved.

Mr. Fisher: The applicant has gotten the services of a wetland specialist and they did a survey of that particular area; they took a report which went to the Army Corp. of Engineers who made a determination that the wetlands as they exist do not meet the criteria used to determine regulated wetlands.

Ms. Bertolani: With all due respect, the DEC does not agree, you can look online at all their maps, I have them, all the streams from DEC as well as the national wetland inventory. I am not sure how the Army Corp or Engineers made that determination; I would love to see the record of that and the individual who approved it. To my earlier point that the regulation is changing as of 2025 so the DEC is going to absorb whatever mess the Greece Town has approved so better to bring them in now and get the DEC to look at this otherwise you have a disaster on your hands and every single property owner should have it in full disclosure that their yards cannot be touched without having the DEC permit for a patio, a deck, a pool, because they are within the 100 foot buffer of the 11.5 acres of the wetland.

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Mr. Giraulo: This is not a DEC wetland issue, there are no DEC wetlands on the property, the only other agency that can regulate it is the Army Corp of Engineers, they regulate smaller wetlands, we went through that process, and they are not regulating either. Yes, it is a wet area, unfortunately it's not regulated. The good news is the improvements to the property will help alleviate some of that flooding that is occurring. You will have a nice pond, that will be excavated four (4) or five (5) feet below existing grade so it will be much lower giving everyone's yards somewhere to drain.

Mr. Selke: She brought forth maps, have you looked at those maps?

Mr. Giraulo: We check all the maps, so does John.

Mr. Fisher: Drainage is a major concern in most of the applications and we will pursue it. The questions and the information you provide is exactly what we need to make sure we make the best decisions and provide for protection of the applicant and you as well.

Steve Lipson, 20 Maple Knoll Drive: If you are denying that there are actually national wetlands there then you have also not gotten a national wetland permit to build which you need to do with any federal wetlands. The other question I have would be what is the environmental impact statement, you must have received that? There is a lot of wildlife that live back there. Is it possible to get a copy of the plat map?

Mr. Fisher: The State Environmental Quality Review (SEQR) will have to be part of an action taken by this Board with the lead agency and we will have to consider all the things that have been brought up and make a determination.

Mr. Giraulo: I think there may be some confusion about the State wetlands, there is one located just south of this. Cherry Creek Lane is right along our south property, right on the other side is a very big State DEC wetland.

Mr. Schiano: Can you confirm and get back to John

Frank Russo, 30 Maple Knoll Drive: This new build backs right up to our property, I bought this house 14 years ago, my dream home and now I have to look at this for the next five (5) years. We have drainage issues, my whole backyard is a pond from them building up Cherry Creek Lane, so now how am I going to be guaranteed that is going to get worse? How close is that complex going to be to my property, I own 50 feet of property behind Steve's.

Mr. Giraulo: So just as Maple Knoll Drive was able to develop what was a wooded sanctuary at that time, we are just asking to do the same thing. We are compliant with the laws and the setback regulations, zoning lot sizes, residential to residential. Rear setbacks establish how far a house could possibly go back. We have some larger lots backing up there, so we won't be anywhere near the property line with a house. I as an engineer design this site to improve drainage conditions around the periphery. The Town has their own engineering department, and they review the designs to make sure we are not negatively impacting neighbors with drainage. We will be providing drainage to an area that does not have drainage right now. We will reduce the peak rates of run off from existing conditions. Rear yard swales that pick-up drainage and take away.

Helen Launhardt, 155 Straub Road: My lot that was private is now going to be completely open to a road where the road comes in and I am wondering what kind of, if any plans are made to continue the privacy in our backyard. We also confirmed when we bought seven (7) years ago that this was protected wetlands. I am also concerned about the wildlife, what measures are being taken to maintain any of the trees that are there? My lot also has drainage issues, I was told was from the previous subdivision build. Please don't forget that we have houses over there that are concerned with drainage. How will we know if you have more hearings related to this matter.

Mr. Fisher: We will announce tonight when the next hearing will be.

Mr. Caterino: Definitely call with any questions or concerns as well.

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Mr. Giraulo: On the west side of the entrance, the dark green area, those trees will all remain. A catch basin added. The east side is the stormwater retention facilities, the trees will be removed.

Mr. Fisher: Rick, what is the distance from the edge of the sidewalk to the property line on the east side?

Mr. Sofia: We haven't seen a landscaping plan yet, is there a possibility of some landscaping for 155 Straub Road.

Mr. Giraulo: I did talk to a resident when I was on site, he actually cleared some trees and asked to clear some of the trees that were falling over on his property. He has a camper parked there. It's a low wet area, were going to have to clear those trees out, we are excavating down, we could plant some stuff on the edge of that. We are planning to add some Cleveland Pear trees on the entrance drive coming in.

Ms. Launhardt: We paid a considerable amount of money for trees that we had to have taken down. The Town probably wants to come and look at some others that are close to falling on some wires.

Lawrence Boland, 165 Straub Road: The dark green your keeping? There are trees that need to be removed. On the drawing, you see tan marks, everyone has different copies of the actual surface of this wetland, yet it's not indicative of what has been happening for like the last 10 years. The water comes right up right through the back, my entire yard and goes right into the lot there where the road is going to be. Now the previous owner, he had it logged and had to put in at least 20 or 30 truckloads of gravel in order to get a truck back there. That is extremely wet land. There is an actual storm sewer up on the right side near Helen's side that never gets used. The first house behind my property you have it elevating going right back to my property again so you're like increasing the potential of drainage problems. It has been a swamp back there for many years. It just floods.

Mr. Giraulo: Yes, the dark green is the area of trees we will be preserving. He is right, mostly it is drainage coming from the Straub Road properties flowing to Straub Road, come across our property and there is in fact storm drain up in that northeast corner. I am adding a basin in the side yard just past the sidewalk. You come in the road, you see square things on the drawings, the catch basins in the road, then to the left of that is catch basin in the side yard to pick up the drainage coming off the adjacent properties. With the development of the site, we are changing the grade characteristics of the property and all that drainage will be picked up further south and piped into stormwater facility and released at a slow rate out into the storm sewers. Most of the drainage will occur underground with the exception of our ponds.

Emily Putnam, 153 Straub Road: I live in the northeast corner, in an L-shape property. I have been a public-school teacher for 19 years, I saved to buy a house that would be quite tranquil and bought this house a year ago. When you add 23 neighbors all of a sudden in an undeveloped property some of that peace and quiet goes away. I have 100 students at a time teaching, the stress involved brought me to Greece for some peace and quiet. I have been through one winter, drainage is definitely a problem but also a problem is not the best water pressure, not the best sewer. Now you add 23 units and a road by the house, you have an additional 25-100 vehicles, people, noise, population, etc. It detracts from our property values, there's no way it can't. What does it benefit one person or one corporation's profit. In an ideal world we would get rid of the development entirely and maybe save some undeveloped property even though that may not be popular or reduce to lessen the impact. Including the peace and quiet I thought I was getting when I moved to this Town.

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David Gigliotti, 276 Cherry Creek Lane: I do appreciate talk of getting all the heavy construction in within a year and getting road in and graded. We have young kids in the area, hopefully the Board can put some stipulations on the construction hours. Hopefully there will be requirements for dust control. There is a pretty significant hill being proposed behind my house going down and I have mixed feelings about that, my first thought is great I am not going to have someone right in my back yard, they will be lower, that's going to obstruct the view from my backyard to theirs. The houses to the east of mine, there is actually a small hill on the Cherry Creek side of the property line that creates a berm and a buffer, they have that undisturbed wooded area 50 feet wide creating sort of a conservation of the trees and creates a really nice buffer. I can tell you sitting in my backyard that the wildlife is incredible to look at, the fall foliage is incredible and the tree view along my backyard is fantastic, looking right and left. Looking at the conservation I appreciate the fact they are going to keep the 50 feet of trees; I think that will preserve a lot of that and provide some screening for us from the development and hopefully Straub Road and beyond. Looking to the left, it looks like the hill is encroaching closer and closer to the property line into that 50-foot setback. I would hope that we could consider extending that 50-foot tree buffer across the back of those next couple of properties to provide some screening and then maybe even consider since we are thinning the woods out and opening it up possibly plant some lower growing bushes on the edges to provide some screening down low or to prevent the kids from going and running down the hill into a construction site, and prevent some screening during construction and privacy in the future once the houses are developed. I also, like most of the people here, when I bought my house, was told this undeveloped land in the back was a benefit and I knew going in that there was a chance it could be developed, first thought I appreciate that is not townhouses or apartment buildings, and the fact that it is .75 acre lots and acre lots is welcome news. That said, it still is impacting my view and my understanding as well as theirs is that there are federal wetlands in here. In general, I am pro development, and I don't think this is going to stop it, but I would like to play nice neighbors and hope they would consider maybe putting that screening along the back and be nice during construction. I would also like to see the landscaping plan.

Mr. Giraulo: Street trees will be provided as required by the Town. Every lot gets a tree in the front lawn and the tree lawn area by the road. Erosion and dust control is always a big part of any project, I have a separate plan for this project. We have detailed step and stages for the site development. Any issues that happen, neighbors can contact the Town and the Town will contact me or the developer. I couldn't maintain that green buffer for all properties back into Cherry Creek Lane because the new lots wouldn't have a rear yard. There's about a 12-foot bank there that will be going up and we need to provide some backyards to those houses. These houses are going to sit lower which will be kind of nice so you won't have backyard to backyard, they will be down 10 to 12 feet down below the other properties.

Mike Schum, 294 Cherry Creek Lane: We purchased our house just under a year ago and like some of the others who have spoken tonight, we were under the understanding that a good portion of those 24 acres was wetlands, we knew it was owned by a private owner and could be developed. I was also told by the Town of Greece last year that almost half of it was wetlands and in order to do anything with it, who ever developed it would have to have some consideration or light for light replacement, if they were going to take some of the wetlands then they had to replace some either there or someplace else or work around them. From what I see on the drawings it seems like the engineer has done a pretty good job of mitigating that I guess. It is tough to deal with mother nature. You have a natural 12 acres of wetlands that is going to try and be replaced with storm management facilities etc. I kind of question the Town of Greece and the infrastructure when it comes to the handling of stormwater and sanitary drainage if it can handle such a load that the system is now going to be experiencing. Its sounds like you're still researching that, so I would like to have more information in the future as to who is doing that research and how they are checking with the wetlands engineer that the builder hired to develop it. I am not totally

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opposed to the development, but I think the wetlands is a big concern. I would consider some thought with the builder and the Planning Board to keep some more of the trees behind my neighbor to the left and my property. Since the new lots aren't sold yet, something could be done to help with our situation. I would like to encourage the Board to spend some time on that. I am curious on the wetlands, on your GIS system, there is some green and some blue down below, that section which is about 11 to 12 acres of land, from what I can tell, your going to replace that with a couple of retention ponds, three other stormwater management facilities of some kind, not managed as I think the engineer from the Town said, Town isn't going to be responsible to maintain those devices. So, in the future after the builder is gone and packed up, who maintains all that and how does it affect me and my neighbors. I am personally concerned with after the development goes in what is that going to do to my property value. I guess there is a potential it could increase my value, but it could also decrease it depending on how this all gets done in my backyard. I would like to see the written statement from the DEC that this is ok to go. Maybe the builder could discuss how he is going to maintain what the engineer has laid out.

Mr. Giraulo: Let me describe the online mapping. It is simply an indication that there might be regulated wetlands on the property. It is not an exact boundary, not an exact size. You then hire consultants to verify those boundaries on the property, and that has been done on this property. There certainly are wetlands on the property but they are not regulated wetlands. I can assure you we will have less impact on the town's drainage facility that there is there today. That is part of our requirement to get the permits that we need to do the project. We will actually reduce the impact. There is no concern with sanity sewer capacity. We preserved a pretty significant buffer of trees around the perimeter. The developer could get more lots in here but chose not to, that allowed us to be able to preserve more.

Susan White, 195 Straub Road: It was interesting to hear from the Cherry Creek Lane folks that since Cherry Creek development was built, they have drainage problems. My question is how much experience do you have with drainage problems? I grew up on Elmar Drive where storm sewers backed up and had 5 feet of water in my basement, thank you Greece. Do I trust, no. Wetlands or no wetlands, why wouldn't Greece require an environmental impact assessment and a chat with the DEC, is that too much to ask?

Mr. Giraulo: I have been doing this for 35 plus years and probably developed half the Town of Greece, especially this western half, so I have the experience to tell you this drainage is going to be much better than it is today, and it is not going to impact the neighbors.

Mark Quinn, 106 Cherry Creek Lane: There has been a lot of talk about drainage, I haven't heard anything about the east side of this property and the drainage. Along with being a short backyard we also have a huge elevation change. We live on the north side of the property, northeast, and our property is about six (6) feet lower at the property line. If you keep stepping south two (2) to three (3) houses down your looking at 15 feet from the proposed property and the existing homes, so there is obviously going to be drainage issues. I see you have a little one-foot berm, are you putting drainage tiles or something there? Back to elevation issue, the first floor of the second proposed home in is going to be 13-feet higher than my first floor so these people are going to be looking down into my home. You're proposing to leave a 20-foot barrier of trees that are sparse, you can see right through them. I would suggest putting maybe a five (5) foot berm with some pine trees on it, that would be nice to block. I also agree with what others have said, lets talk to the DEC, get a written report. I also agree with putting some money in an escrow for future problems with drainage and such that may arise.

Mr. Giraulo: As the gentlemen alluded, we are putting a 20-foot buffer of trees along that whole eastern property line, we are constructing a swale on our side that will be lower so any drainage from this property will go into that swale, there's a storm sewer catch basin right between Lot#1 and Lot #2 and another one on the north side of Lot #1 that will collect that drainage. Yes, there is a big bank into their backyards, its just the nature of the property back there but we did try to preserve a buffer. There is a stone wall in there that

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we didn't want to disturb. We do put up a letter of credit with the Town of Greece to ensure construction is adequate and acceptable as designed which includes the storm sewers and drainage on the property.

Mr. Quinn: Currently the water flows north just toward Straub Road and then works its way into the storm drain but now we are going to pitch the earth toward Cherry Creek and hopes that this swale will catch it and carry it down, but it won't leak down the property into mine? The 20-foot of buffer is sparse, land growth, it is not big full trees, the stone wall is ankle to hip high, it isn't going to block anyone's view when your looking 15 feet down in.

Mr. Gigliotti: What types of houses that are going to be built? What are the sizes and what type of construction of houses?

Doug Sample, Kelly Homes of NY LLC: Everybody here has drainage problems before any of this has started. Simply put we do all our own site work. If you can envision a side hill that is all draining to the north which it is, falling off to Cherry Creek, you put in a big sump hole in the middle of it, tie into the storm system, it gives an area for all this water to go, this water moving from south to north will no longer happen like this. It will hit these backyards; it will hit these swales. The gentlemen that just spoke from Cherry Creek Lane, that berm is existing elevation, those elevation lines are going downward so the swale is not above you, that house elevation is probably going to be similar to yours. Envision the new house and your house with that existing berm, all those elevations are going down, you're probably going to be pretty close to the elevations of the houses there now. That adversely impacts the amount of material that is going to have to leave this site. You're cutting into a side hill, so all that water all that 24 acres isn't going to go to the north anymore. It will all be collected in catch basins, yard swales and make its way to the bio retention areas or the storm system. As far as property values go, we envision this site to be something similar that we have done at Chatham Estates which is off North Greece Road. I live in Greece, I have two (2) homes in Greece, I have four (4) kids in school, I am a resident of Greece, I pay Greece taxes, I am not an outsider coming in trying to develop this land for a dollar. We are trying to provide homes for people that want it, for the people that want to stay in this community. For people that want to spend a half million dollars in your backyard. Your tranquil peaceful backyard is still going to be there, these homes will probably increase the value of yours. The product we are thinking, like Chatham Estates is a ranch anywhere from 1800 - 2200 square feet; \$500,000 to \$700,000 might be people that work at the hospital, might be people that are retired with ageing parents in the nursing home. There is a demand for this. In the community that I live in, the taxes keep going up, you have people that want to stay in this community and spend this kind of money, you have to take a good hard look, that this is a good thing. It sucks that the woods that were there might not be there, but I can promise you we are going to do a really good job. We are going to work with everyone of you personally to make sure that we don't have any headaches created from this. As far as the wetlands, we will check with everybody. We have a consultant that comes in but ultimately the US Army Corp of Engineers walked that site and deemed there was no federal wetlands.

Mr. Reisinger: I appreciate the comments. I think my two (2) properties are positioned in the worse part in the northwest corner there, the water is over a foot deep into late June. I am hopeful that you can make that better. I just don't understand how that can happen. I think that elevation is significantly lower than Straub Road, where the storm drains are. I know I have a storm drain that starts in my backyard on Larkwood Drive, that has never seen water because it wasn't appropriately designed and its below grade for the storm drains on Larkwood Drive. I just don't understand how that could be drained off. Even if it couldn't, how can it be prevented from being worse? Right, wrong, or indifferent, my perception is the water levels have risen over the last couple of years. I am not trying to make money on this deal, just looking for protection, setting aside money should there be any problems down the line.

Mr. Giraulo: The dark green area, is full of water. It is draining from the south to the north and lays along that area. We are constructing a storm water facility that is being excavated

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4 ½ feet below existing ground. That's how I will get better drainage. I'm coming out of the facility with a swale purposing trying to get to this corner to drain that out, that's located just south of 193 Straub Road. I think we have made a real good effect to improve the situation, most of all we are cutting off all the area that drains into that area. All 24 acres that comes this way now is limited to what rain fall into piece of property. Our backyards are picked up and taken away.

Russ Hoefler, 148 Cherry Creek Lane: The buffer zone, is that to be considered forever wild or is that owned by the property owners who at their disposal could take all the trees down? The locations of the brown squares on the drawings, they are 50 feet from the street or approximately, if the owner decided they wanted it right at the back edge, could they?

Mr. Schiano: The property owners could cut down if they so chose to or add if those choose.

Mr. Fisher: There is a 50-foot setback from both the street and the property line.

Mr. Sample: As far as the setback, there is minimums on the front and the back. The homeowner can choose if we allow them to move the house back on the plot plan, you can move it north to south or east to west. We always center the houses, and we work off the minimum setbacks, that's in our contracts. We will not allow someone to take their house and put it 150 feet off the road and just meet that rear setback. We have control over that. We do not plan to develop this property and selling these lots to individuals or other builders. We are going to build these ourselves, so we have control on the size, the quality, the setback of the house. There is going to be 23 new people in here that are going to love their yards and their roads and their sidewalks just as you, their dream home too.

Mark Bertolani, 169 Straub Road: If the land is wet and which it is, if you look behind the house, and as of 4pm today deemed wetlands by DEC, but if the water level and water table is already high and you plan on digging a pond and its already high to the top of the ground how do you plan on getting rid of the water that is already high and into the neighbors backyards. To put an area that's water table is already high and say I'll just dig a hole but its already filled with water, how does that get rid of anything? My other concern is Straub Road is a road that people are whipping up and down constantly and now we are going to add more people. The speed on the road is a big concern.

Mr. Schiano: You have to call the police, a third-party action. This Board can't do anything with that but you're doing the right thing with the concern.

Mr. Caterino: We have two different types of wetlands. We have state regulatory wetlands and federal regulatory wetlands. State is administered and regulated by New York State Environmental Conservation, so if you live down on Braddock Bay and you want to build something near the bay and you're in their designated wetland boundary, you need to see them for a permit. Federal wetlands are administered by the Army Corp of Engineers out of Buffalo, NY so they are similar requirements, but they are two separate entities that are reviewing the application. Similar to roads, Straub Road is a Town road so if the Town ever had to make improvements to it, the Town would be responsible for that but Long Pond Road which is a county road, if work have to be done to that, Monroe County Department of Transportation or even West Ridge Road, the State would be responsible. So, there are different agencies that have review and regulatory authority over it, depending on what it is.

Mr. Giraulo: Agencies also work together, so if we submit an application to the Army Corp of Engineers and they think there is State wetlands, they are obligated to notify the State DEC, and vice versa. The pond is being drained by a storm sewer. We are digging a hole but it's not a hole that doesn't have an outlet, so a hole with a pipe down here so the water level is established by where the pipe is and that is 4 feet lower than existing ground today, so we are going to lower that water table and all that water because of the pipe in the ground. There are techniques in construction.

Ms. Putnam: When I look out my backyard right now, I see beautiful fall trees and deer. I hardly see my neighbors. The thought that adding 23 new properties and up to 100 new

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people and vehicles is not going to somehow disturb the peace and the property that I bought for that reason. When can a project be scaled down to not have as much impact on already overloaded storm drainage, water and all the resources in the Town, why do we need 23 more high end houses, could we have 15 maybe?

Mr. Giraulo: As I have stated we are in excess of the code, we could get more lots on this property. So, the builder has already taken the approach to build less instead of more.

Robert Webster, 282 Cherry Creek Lane: I noticed on the south side of the proposed properties where the dip is past the dark green line we have no buffer and an embankment will there be any plans for blocking the views into proposed and exiting homes, I know they are proposed pretty far away but just wondering if any plans to do anything with the top of that embankment since the trees have to be removed.

Mr. Giraulo: On the plan, the little lines are one-foot elevations, so the rear yard of Lot #12 for instance is going to be probably 12 to 15 feet lower than the south property line so you have a natural buffer already built in, that rear yard sits way down there. We do need to give Lot #12 a backyard, the Planning Board has directed me to do that.

Mr. Lipson: I would just like you to understand about how proud you should be to have this green space in the Town of Greece as I am proud to live by this green space, just keep it a green space since there aren't that many.

Mr. Bertolani: On the hole in the ground, if all that going back up to that pond that is there and is going to be drained out, and you said that according to the Town, you don't take care of that, is that correct?

Mr. Trau: We have access if required, there is a maintenance agreement that the property owners will sign, that will determine the ownership of the pond, but we do have access to get to it if we need to. That is the access easement.

Mr. Fisher: I think it has been very helpful and it's important that you do come here, although we visited the site, we don't live there, we don't know what it is like as you go through the different seasons. This give us the opportunity, especially since drainage is one of the major issues, to have our staff pay particular attention to the areas you highlighted of concerns so we can be sure it will be less of an impact as it is now.

Mr. Quinn: Is there a way you can table your decision until all the questions and concerns from the neighbors are addressed and we could comment on those?

Mr. Fisher: One of the reasons we wouldn't act tonight is that we wanted to hear the concerns and questions from the neighbors. You can come back to the next meeting to hear the information that is forthcoming.

Mr. Sofia: I have been on this Board for over 20 years, and I am confident that the drainage will be taken care of, I can't even think of a site especially by this engineer that hasn't worked out as described. We need to get verification on the conflicting story with the DEC.

Mr. Fisher: A lot of the issues that are raised were technical issues and we need to have the engineering staff respond and get back to us.

Mr. Selke: The engineer has shown quality work, he does have a lot of work ahead of him. You will be able to come back and comment. We have quality staff working in the Engineering department.

Mr. Geisler: It was great to have the builder here to give information.

Mr. Schiano: Rick, we have heard a lot tonight on the buffering, to increase, if you could look into that as well.

Mr. Fisher: John, what is the time frame to get the information needed?

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Mr. Caterino: I think two (2) weeks, November 2 is our next Planning Board meeting. I will reach out to DEC Region 8 in Avon to get clarification.

Mr. Selke: What are the hours for construction during the day? What kind of rules with construction?

Mr. Caterino: So, the Town has a noise ordinance and excessive noise is 85 decibels. For construction activities by code, you can have construction activities from 7am-10pm but the noise generated by the site can't exceed 85 decibels. If it goes over, you can call Greece Police Department and they will go out, if they feel its excessive, they can stop it. If the Board approves the application, we could always condition the hours of construction. As part of the approval, they will have to submit to the town and we will have to approve, a permit from the DEC, and a Stormwater Prevention Permit Plan (SWPPP) will be required. That document will outline all the erosion control, sediment control and the whole phase of the project.

Mr. Giraulo: There is also weekly inspections done on the site.

**Mr. Geisler made a motion, seconded by Mr. Timmons to continue the application to the meeting of November 2, 2022.**

<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 MEETING NOVEMBER 2, 2022**

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**SITE PLANS**

**Old Business**

1. Applicant: St. Lawrence Church  
Location: 1000 & 1030 North Greece Road  
Mon. Co. Tax No.: 058.04-3-62.1, 058.04-3-62.2  
Request: Site plan approval for land disturbance (clearing and grading) exceeding one (1) acre on approximately 17.21± acres.  
Zoning District: R1-18 (Single-Family Residential)

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

Marisa Stieve, Finance Director, St. Lawrence Church, provided updates:

Ms. Stieve: I was last here on September 21, 2022. At that meeting we defined the scope of work that we would take care of on the wooded lot that we took trees down. We decided that #144 and #160 was the bulk of the area, a good 50-60 downed trees in those backyards alone. I did get an estimate from Birchcrest, they were the original contractors. We want to choose option "B" where they chip the smaller wooden trees and brush in those backyards and move the larger wood to the edge of the standing trees which is about 20 plus feet, they would remove all the chippings and the brush. To completely remove all the downed trees, we would have to do significant damage to the neighbors yards by tracking over the lawns hundreds of times. They would leave approximately 12 trees in each of the yards.

Mr. Schiano: Its very arbitrary picking certain lots and not all the lots, so legally that is going to be a problem.

Mr. Caterino: That is an item we spoke on after receiving the proposal, potentially expanding the area. I know at the last meeting, I had mentioned 88 Cedar Creek, where the resident put information into the record, and I thought we should try and do something for that person.

Ms. Stieve: The problem with that, is the last time we were here, the Board.

Mr. Schiano: The reason you are here is because you are in code violation. You took property down over one acre. You are required to be here, or you would have been in court. You needed approval to do what you did. That's number one. Number two is the Board has been trying to work through this in a way that is feasible for you guys and for the Board. If you weren't a church, they would have required this to be done immediately or you would be in court with a per diem fine. You're here for a reason and they are trying to find the best way to handle this without putting an undue burden on you guys as a church, but they also have to have a consideration for all the property owners surrounding this. So, they all have to be considered, not just two (2) properties.

Mr. Caterino: One item we were considering is we need to look at more properties. Maybe not removing all items from the properties but push them further in.

Ms. Stieve: From the last time we were here, we were going to be concentrating on #144 and #160, now I am coming back and you're telling me you want me to expand that. Now I have to call Birchcrest and get another estimate. Now were changing the scope of work from the last meeting, this is becoming an issue for me.

Mr. Schiano: The Board can vote right now, we have been trying to work through this. I am giving the Board direction that we cannot isolate one of two properties.

Mr. Fisher: As time has gone on, we have gotten additional information such as easements and opinion of legal staff. That has changed what we have as how to have this resolved.

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Ms. Stieve: There is only a few trees, one or two trees in other yards.

Mr. Schiano: Maybe some of the other properties do not need to be touched if they are 20 feet off the property line, maybe some have encroached on your property, and you don't have to worry about them. We have to find a borderline that is not arbitrary, and if we are talking about the swale line, that might work.

Mr. Sofia: It's a liability for us to not protect all the neighbors.

Anthony Ciero, St. Lawrence Church: At the last meeting we thought we defined the scope of work at #144 and #160. The resident at 88 Cedar Creek, I brought pictures, they have a fence that you cannot see over from their backyard. We took almost no trees down behind that home. I don't understand why we would take any action there. The other two sites are unsightly.

Ms. Anthony/Mr. Timmons: So, looking at this quote it says move the larger wood to the edge of the standing trees, so where do we think that line is?

Mr. Ciero: In some cases 30-40 feet back

Ms. Anthony: The contractor has agreed that is what makes sense, because that is what they put in their quote. So, if you move the larger wood to then end of the standing trees across the board then it alleviates any issues.

Mr. Sofia: So, you agree to move any tree that you cut down take it to the tree line or 20 feet from the swale line whichever is greater.

Ms. Stieve: I don't think that will be a problem.

Mr. Caterino: Depending on the weather, let's get this done by June 1, 2023; 20 feet or to the standing tree line whichever is greater. If there are area's it is already done, then so be it. It must be at least 20 feet for the drainage easement.

Ms. Stieve: I assure you I will make sure it is clear.

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

WHEREAS, St. Lawrence Church (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 1000 & 1030 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").

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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.

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

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3. The Applicant shall relocate, chip or grind all trees that were taken down to no less than 20-feet or to the standing tree line whichever is greater on the southern and eastern property lines and shall not remain in any easements. Said trees shall be relocated no later than June 1, 2023.
4. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
5. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
6. 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**

None

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Clear Choice Hearing and Balance  
Location: 130 Canal Landing Boulevard (Canal Ponds)  
Mon. Co. Tax No.: 089.04-1-12.11  
Request: A request for referral for administrative review of a site plan for a 30,000 square foot, 2-story medical office building with associated parking, utilities, and landscaping, on approximately 3.723± acres, pursuant to the requirements of Section 211-19 of the Zoning Ordinance.  
Zoning District: Economic Development & Innovation Overlay (EDIO) & BG (General Business)

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

Brian Burri, Bergmann PC, presented the application:

Mr. Burri: The request is for deferring approval and review to staff as this site is in Canal Ponds.

Mr. Fisher: I have concerns with handicap parking and having folks drive across the drive aisle. Because this is Canal Ponds, there is a path within this facility that touches the property, and it needs to be continued.

Mr. Selke: I am looking for seniors and special needs people to be able to move in a very safe way in and out of the facility.

Mr. Sofia: I think these are the concerns and relaying that to staff is sufficient.

Mr. Burri: We will work with staff on the path, I dug up the master plan and the path actually turned north and then continues out back towards Long Leaf Road and connects up there above Gannett.

Mr. Fisher: Let's make a motion for staff to pay particular attention to those concerns and I will be part of the review.

Mr. Caterino: As part of the approval for administrative review, we need to make a condition of approval that they need to complete the site plan approval process no later than one year from now. We should also have Mr. Burri give the Board updates based upon Town staff request.

**Mr. Selke made a motion, seconded by Mr. Sofia:**

WHEREAS, Clear Choice Hearing and Balance (the "Applicant/Project Sponsor") has submitted a request for referral for administrative review to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, for a site plan of a 30,000 square foot, 2-story medical office building with associated parking, utilities, and landscaping, on approximately 3.723± acres, pursuant to the requirements of Section 211-19 of the Zoning Ordinance.

WHEREAS, the Project is located within the Canal Ponds target area of the Town's Economic Development and Innovation Overlay (EDIO) District which is intended to promote

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the growth of industry in the interest of the local and regional economy and expand employment opportunities in the Town by prioritizing approvals in key locations and sectors; and

WHEREAS, the Planning Board has reviewed the Applicant's Project and affirms that the Project is eligible for referral under the requirements of the EDIO District.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby refers the Project for administrative review subject to the following conditions:

1. The Applicant through administrative review shall consider the senior and special needs people to be able to move on site, as well as in and out of the facility.
2. The Applicant shall continue the extension of the walking path.
3. The Applicant shall work with staff and the Planning Board Chairman to provide updates to the Board regarding the administrative review process of the Project.
4. The referral for administrative review shall be for a period of no more than one (1) year, meaning that the site plan shall be approved no later than October 19, 2023, unless an extension is granted by the Planning Board.

<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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**ADJOURNMENT:** 9:58 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