



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**APRIL 17, 2024**

**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 C. Geisler

William E. Selke

Michael H. Sofia

William Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney

Mathew J. Trau, P.E., Associate Engineer

John T. Caterino, AICP, Planner / Clerk of the Planning Board

Janelle Castellana, Planning Board Secretary

#### **Absent**

Christine R. Burke

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

#### **Announcements**

#### **Policy of Decorum**

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OFFICE OF PLANNING & ZONING

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**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

None

**New Business**

1. Applicant: West Ridge Road SRE, LLC  
Location: 2167 West Ridge Road  
Mon. Co. Tax No.: 074.19-1-6.1  
Request: Site Plan approval for a proposed quick service restaurant (3,020± square feet) with associated parking, landscaping, utilities, and outdoor seating area on approximately 0.23± acres.  
Zoning District: BG (General Business)

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

Fred Shelley, BME Associates, presented the application:

Mr. Shelley: The applicant is requesting site plan approval for the proposed one-story, roughly 3,000 square foot, quick serve restaurant. The parcel is located in the Greece Ridge Mall parking lot along the front of West Ridge Road, recently subdivided and known as 2167 West Ridge Road. The property is zoned BG (General Business) and this is an allowed use. The town code requires a special use permit or waiver to operate a restaurant in this zone, which we received in March. The site development includes the proposed building, pedestrian access from mall parking lot and public sidewalk, landscaping, and outdoor patio dining along the west side of the building. There will be some minor parking lot revisions to accommodate the development. Access to the site will be through the mall entrances. Sanitary sewer and storm sewer connections will be made within the mall parking lot. The access parking and utility connections as well as pedestrian access is provided off site through a filed reciprocal easement with the mall owner, so that allows the proposed site to use the allocated parking on the proposed site. The plans show 31 parking spaces around the development site. We have received comments from the town and have provided written responses to them. The project will require review and approval from Monroe County Water Authority and Monroe County Department of Public Health for the water service and will go through the Department of Transportation permitting process.

Mr. Caterino: This is a Type II action from a SEQRA standpoint, and we recommend a Negative Declaration. It was reviewed by Monroe County Planning and Development; they have minor comments. The building department comments were related to the ADA parking spots and the sidewalk to comply with the ADA requirements. Fire Marshal had no comments. In terms of planning comments, some were already addressed, we had requested a sidewalk

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connection to the public sidewalk on West Ridge Road. For the outdoor seating area, we requested a fence to be around it in accordance with the town outdoor seating guidelines. The striped aisle to be curbed and landscaped similar to the others in the area. The exterior elevations of the building which they have revised (shown on screen), due to the visibility on all four sides of the building.

Mr. Trau: We have no major concerns at this time.

Mr. Selke: What are the hours? Do your lights dim in the evening? Where do employees park? Where and when are deliveries made? What does the dumpster enclosure look like? Where is the HVAC, we like that screened. Being on West Ridge Road, we like to see some nice landscaping.

Mr. Shelley: I believe 11am-10pm. We are not proposing any additional site lighting. We will have some bollard lighting along the sidewalk. They will have to coordinate with the owner. Deliveries will be during off business hours, consistent with the mall. The dumpster enclosure will be at the southeast corner of the building, 12-foot x 26-foot concrete block enclosure, with painted metal screen door. Any HVAC equipment will be installed on the roof of the building with a parapet along the building. The landscaping plan will be of various types, colors and sizes of bushes and lower growing foundation plantings along the sidewalk and patio area.

Mr. Timmons: I don't see where you are going to be able to get truck deliveries and products into the building.

Mr. Shelley: Deliveries can be made on the east side of the building, the truck can park parallel to the dumpster enclosure and stay out of the drive aisle lane, during off hour times. There is an alternate route on the west side of the building where the striped island is.

Ms. Anthony: Can you show where the entrances are?

Mr. Shelley: The ADA route would come from an ADA access aisle through a sidewalk and into the main entrance on the west side of the building. There is a grade change but there is a ramp. There is another public entrance, but it does have two steps.

Mr. Selke: Will the outdoor patio be protected with any kind of bollards?

Mr. Shelley: We will have about a two-to-three-foot vertical elevation difference from the pavement to the patio that will be protected with a six-foot curb plus a fence.

Mr. Sofia: Isn't bollards part of the outdoor seating guidelines?

Mr. Caterino: We do require vehicle protection, in this case with the elevation change we didn't think it was warranted but we can add it to our conditions.

Mr. Fisher: We should require vehicle protection bollards at least along that one edge along with the fencing.

WHEREAS, West Ridge Road SRE, 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 2167 West Ridge 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 Proposal, the Town Board determined that the Proposal 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 Proposal constitutes a Type II action under SEQRA. (See § 617.5(c)(7) of the SEQRA Regulations).

2. According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

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.

<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**

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**Mr. Timmons 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 site 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 site plan.
4. 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.
5. No building permits shall be issued unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
6. 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 horizontal Fiber Cement Panels (in the ribbed ivory color family), EIFS Vertical Ribs (in the black/gray color family), vertical Fiber Cement Panel (in the brown/spruce color family), and black/gray soffits. 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.
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

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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 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.
9. 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 New York State Licensed Landscape Architect. A note that indicates these requirements shall be added to the plan.
10. If the project "disturbance" exceeds 1.0 Acre of total area, 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").
11. Should a NYSDEC stormwater permit be required, 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-0-20-001, 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.
12. Light spill shall be 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.
13. The proposed outdoor seating area shall be constructed in accordance with the Town of Greece's Outdoor Seating Area Design Guidelines. Furthermore, the Applicant shall provide vehicle protection elements or bollards, and fencing, subject to the approval of the Clerk of the Planning Board.
14. The outdoor refuse container shall be enclosed and screened from public view. The height of said enclosure shall fully screen the refuse container(s) from public view.
15. 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. Furthermore, the Building Inspector shall approve field changes to the approved plan as it relates to Accessibility/ADA Compliance.

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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. Subject to approval by the Town's Building Inspector, Commissioner of Public Works, Fire Marshal, and Engineering staff.
18. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
19. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
20. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
21. The Applicant shall provide a sidewalk connection from the business to the public sidewalk along West Ridge Road, subject to the approval of the Clerk of 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**  
**APPROVED WITH CONDITIONS**

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Jack and Jill Development, Inc.  
Location: 1331 Long Pond Road  
Mon. Co. Tax No.: 074.18-1-8  
Request: Minor Improvement Plan approval for a proposed one-story addition (3,995± square feet) to an existing building, with related parking, utilities, grading, and landscaping, on approximately 1.7± acres.  
Zoning District: BP (Professional Office)

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

Alex Amering, Costich Engineering, presented the application:

Mr. Amering: I am here tonight with Lou and Natalie Conciardo the owner/operator of the current facility at 1331 Long Pond Road. Their growing business needs have led them to develop this current proposal for a roughly 3,995± square foot building addition. The existing facility is roughly 2,500± square feet. We met with the Town's Development Review Committee, prepared a concept plan for the Board, received some good feedback and now submitting formal application for a Minor Improvement Plan. The site itself is 1.7± acres with parking and an existing building. As part of the site improvements, we are looking to make some circulation improvements for both vehicle and pedestrians. We have added ADA parking spots, added a pickup and drop off area that is depicted by concrete in the L shape of the building. We have proposed some minor stormwater improvements, landscape and lighting improvements, a new dumpster enclosure; clean up items on a facility that has been there for a very long time. We will be adding new color and material to the existing and proposed building. Blue vinyl siding, stone veneer, white trim around windows. All in all, a warm residential theme. Since making the submission, we have received some feedback from the town, and we are comfortable working with them on all comments. Lou and Natalie are working towards a grant and can answer any questions related to that.

Mr. Caterino: With this being a Minor Improvement Plan, it is not required to be reviewed by Monroe County Planning and Development. In terms of staff comments, our building department comments were mostly regarding ADA accessibility and code requirements. Our Fire Marshal is still in the process of reviewing the plans and we will forward any comments, our zoning department just had some notes that needed to be modified on the plans. Planning comments are minor; one is the height of the light poles they are proposing, showing 20 feet high and we would have light spill to the neighbor to the north, so we requested they be lowered. Request some of the parking spaces to be landscaped to prevent headlight spill to the north. As far as vehicle circulation, it was proposed as a two-way drive to a one way, so we sketched a design that would push the site 10± feet to the north and that allowed to open up for a two-way drive aisle. A trip generation analysis was submitted, they estimated that their peak hours be between 7am-9am and 4pm-6pm, as a result of this addition they estimated an additional 20-24 trips entering and exiting.

Mr. Trau: We have a few minor comments but nothing to hold this Board up.

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Mr. Selke: You mentioned the colors of the new building, what is happening to the existing building? Will there be signage for pick up and drop off?

Mr. Amering: We will be changing the color to match the new addition. I forgot to mention that the floor of the existing building is up fairly high so you will see ramps and stairs, but this new addition will make it a lot easier to access the facility.

Ms. Conciardo: Drop off and pick up goes very smoothly, parents are very respectful of each other. Half of them park and walk in, half pull up, loop around and walk in. This will be a different set up, they will have to use parking spots and walk in. We have a staggered drop off and pick up time, not like school where they all need to arrive at the same time. We will have about 70 children with the addition.

Mr. Sofia: As far as the flow, wouldn't it be easier to have a one-way flow all the way around. I see its proposed as two-way, any reason why we couldn't?

Mr. Amering: We did look at that, with one way you will lose parking spaces because it needs to be angled parking. The way Mr. Caterino sketched it out works, it opens it up 8 feet and keeps two-way traffic.

Mr. Selke: What does your dumpster enclosure look like?

Mr. Amering: We are proposing a masonry enclosure.

Mr. Timmons: Are there sidewalks around the entire building? Are there exterior exits from each room?

Mr. Amering: We still have to review some of the building code comments related to that. Likely if we have to connect them, currently we show a 5-foot x 5-foot concrete pad, we would run a sidewalk along the west side of the building and connect it out to the other one. There are emergency exits only.

Mr. Sofia: Are we in agreement to shift the building and open the lane up a bit?

Mr. Caterino: We can add that into the conditions and to work with staff.

Ms. Anthony: Do we add a condition in regards to waiting on the Fire Marshal comments?

Mr. Caterino: In order to sign any final drawings, they would have to satisfy any Fire Marshal comments.

WHEREAS, Jack and Jill Development, Inc. (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a Minor Improvement plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1331 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 Proposal, the Town Board determined that the Proposal 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 Proposal constitutes a Type II action under SEQRA. (See § 617.5(c)(7) of the SEQRA Regulations).
2. According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

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.

<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**

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**Mr. Sofia 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. 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 site 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 site plan.
4. The exterior appearance of the existing building and proposed addition (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 vinyl siding (in the dark blue color family), cultured stone veneer (in the brown color family), and architectural shingles (in black/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 minor improvement plan.
5. 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 minor improvement plan.
6. 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.
7. Light spill shall be 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

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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.

8. The final lighting plan for the site shall be subject to the approval of the Clerk of the Planning Board.
9. The outdoor refuse container shall be enclosed and screened from public view. The height of said enclosure shall fully screen the refuse container(s) from public view.
10. 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. Furthermore, the Building Inspector shall approve field changes to the approved plan as it relates to Accessibility/ADA Compliance.
11. 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.
12. Subject to approval by the Town's Building Inspector, Fire Marshal, and Engineering staff.
13. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
14. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
15. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
16. The Applicant shall work with Town staff as it relates to the traffic flow design.
17. The Applicant provide additional landscape buffering for the resident to the north, subject to the approval of the Clerk of 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**  
**APPROVED WITH CONDITIONS**

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2. Applicant: Hawley Development Corporation  
Location: 3561 Latta Road & 638 North Greece Road  
Mon. Co. Tax No.: 044.04-1-1 & 044.04-1-12  
Request: Concept Plan review for a proposed convenience store and fuel dispensing station (4,245 ± square feet), with related fuel dispensing canopy, parking, utilities, grading, and landscaping, on approximately 1.3± acres.  
Zoning District: BR (Restricted Business)

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

John Pastore and Mike Mahar, The Reid Group, presented the application:

Mr. Pastore: Thank you for the opportunity to present our concept for the corner of Latta Road and North Greece Road. We are a 100-year-old company, 4th generation family-owned business, we have 88 Crosby locations. We are very food focused outside of a common convenience store. We focus on our pizza, subs and other finger foods. We have owned this site for some time now. We did submit a plan back in 2018 but did not go through with that at that time. We recognize the cultural relevance of this site from when the Hotel DeMay was here. We own the adjacent road Go Green gas station as well. This project property is 1.3± acres and zone BR (Restricted Business), the adjacent properties are all residential. The state and county are doing an infrastructure improvement plan to the intersection of Latta Road and North Greece Road. We are proposing a 4,245 square foot convenience store with a drive thru lane. It is not a traditional drive thru lane like you see at various quick service restaurants, we are not focused on the drive thru, it's more of a pickup window. Other locations get around 20 cars a day, so it won't cause a lot of traffic. There is an entrance/exit from Latta Road with six pump fuel facility and two 20,000-gallon underground storage tanks. There is an enter/exit along North Greece Road and a right in, right out along North Greece Road. The site will have 38 total parking spaces, proposed signage and landscaping. The Town's Development Review Committee recommended adding a shingled roof to the elevation of the fuel canopy. They would like to take some of the characteristics from the Hotel DeMay into our design. We incorporated the DeMay porch trimline, the porch columns, the dormer with squared off windows, the bell and our brand standards which are siding, faux stone, windows, wood truss and shingled roof (in the beige/tan, white, grey color family). (shown on screen)

Mr. Geisler: Is the porch five feet deep? What is the size of the awning over the gas pumps?

Mr. Mahar: There isn't actually a porch, it is just a façade to look like a porch. 43-feet x 96-feet, I think we will need a variance for that, we are proposing 5100 square feet for the canopy and fuel stalls.

Mr. Trau: What fuel are you carrying?

Mr. Pastore: One tank will be 87, the other tank will be split with Diesel, 90, 93 and another type.

Mr. Fisher: I would like to see a smaller band around the fuel canopy, the roof more predominant, that will help with the historical reminder.

Mr. Sofia: I would like to see a 3D rendering from Latta Road of the fuel canopy with the convenience store behind it.

Mr. Caterino: I have a rendering from the 2018 submittal that was withdrawn (shown on screen)

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Mr. Sofia: That roof had a little more character to it then what is being submitted today, with the end pieces coming down.

Mr. Schiano: The rendering from 2018 had an actual porch that you could sit at, like the old DeMay that wrapped around.

Mr. Sofia: I like the roof line from 2018 rendering and the porch, at least just in the front.

Mr. Geisler: It's level with grade, a porch would be nice.

Mr. Selke: This is a prime corner; I would like to see some really nice landscaping. A historic marker would be nice.

Mr. Fisher: We did discuss the interior of the building displaying some of the photographs to help recognize the Hotel DeMay.

Mr. Pastore: For all of our stores, Mr. Mahar goes to the historical society of each town, collects a bunch of photos and places them in a mural setting throughout the store.

Mr. Fisher: Hopefully we have given you some guidance that will help smooth the process.

**CONCEPT REVIEWED**

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**ADJOURNMENT:** 8:24 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