



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

FEBRUARY 4, 2015

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

Richard C. Antelli

Daniel P. Barletta, DDS

William E. Selke

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Christine R. Burke

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

1. Applicant: Columbia/Wegman Acquisitions, LLC
Location: 999 Long Pond Road and 45 Mill Road
Request: Minor subdivision approval for the Rossignolo subdivision, consisting of 2 lots on approximately 14.2 acres
Zoning District: A-R (Agricultural) and RMS (Multiple-Family Residential – Senior Citizen)
Mon. Co. Tax No.: 059-03-4-16

For a synopsis of the discussion relative to this request, see the minutes of this meeting relative to the request for site plan approval by applicant Columbia/Wegman Acquisitions, LLC.

Mr. Selke made the following motion, seconded by Mr. Antelli:

WHEREAS Columbia/Wegman Acquisitions, 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 generally located 999 Long Pond Road and 45 Mill Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning 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 "SEQR Regulations") (collectively, "SEQR"), and that the Proposal constitutes an Unlisted action under SEQR.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, One Vince Tofany Boulevard, at which time all parties in interest and citizens 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 Part 1 of an Environmental Assessment Form (the "EAF") and supplemental environmental information that was submitted by the Applicant's representatives or the Town's staff, which may have included but was not limited to: descriptions; maps; drawings; analyses; reports; reviews; and aerial photographs (collectively, the "Environmental Analysis").
5. The Planning Board has also included in the Environmental Analysis and has carefully considered additional information and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
6. The Planning Board has also included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from

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various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development and the Town's own staff.

7. The Planning Board has also included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant 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 SEQR.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal and the Project upon the environment, as set forth in SEQR.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the Project 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 reasoned elaboration of the rationale for arriving at its determination of environmental significance and the Planning Board's determination is supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, potential adverse environmental impacts revealed in the environmental review process will be avoided or minimized by the Applicant's voluntary incorporation of mitigation measures that were identified as practicable.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQR, 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.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Selke	Yes
	Sofia	Yes	Fisher	Yes

MOTION CARRIED

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Mr. Selke then made the following motion, seconded by Mr. Antelli, 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. No final approval signature shall be placed on the plat unless and until sidewalk easements along the entire road frontage have been prepared in a form acceptable to the Town Attorney and Commissioner of Public Works.
3. Subject to approval by the Town's Commissioner of Public Works and Deputy Commissioner of Public Works for Engineering.
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 designees, successors and assigns.
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.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Selke	Yes
	Sofia	Yes	Fisher	Yes

MOTION CARRIED

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New Business

None

SITE PLANS

Old Business

1. Applicant: Columbia/Wegman Acquisitions, LLC
Location: 45 Mill Road
Request: Site plan approval for a proposed senior citizen residential facility (86± residential units for assisted living, and 25± residential units for memory care; one story and two story; 94,640± total square feet), with related parking, utilities, grading, and landscaping, on approximately 9.0 acres
Zoning District: RMS (Multiple-Family Residential – Senior Citizen)
Mon. Co. Tax No.: 059-03-4-16 (part)

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

Rick Giraulo, LaDieu Associates; and Joseph McEntee, Wegman Companies, Inc., presented the application.

Mr. Giraulo: We are back after some major changes to the project, which resulted from meeting with the Board, requests from the neighbors, and comments from the Monroe County Department of Transportation (the "MCDOT"). The biggest changes that we have made are: we have revised the location of the Mill Road access from the center of the site to inline with the driveway for Mill Landing, on the north side of Mill Road; and we have added a striped island to the access driveway at Mill Road, making the entrance 30 feet wide, with each enter and exit lane being 13 feet wide. The MCDOT stated that, although the entrance is less desirable at this location, they do not see it as an impediment to approving this location. We have rerun the computer model of the floodplain, with some new, higher flood flows. As a result, we have shifted the pond and all proposed grading west and stayed farther away from the creek. We have done a great deal of soil testing on the site to evaluate storm water management practices. As a result of that testing, we have come up with a storm water pocket pond. It will have some small areas of water, a couple of bays where the storm sewers come in; the water level will rise during storm events and then drain down to a small, permanent pool area. As part of that storm water management, we have to treat the runoff from impervious surfaces. We are employing a variety of practices; two are going to be bio-filters, one in the front, and one west of the entrance. The intent is to take the runoff from the parking lot to drain through stone swales in the filters. These areas will be landscaped suitably for that use, and will have pea gravel for the first layer of filtering. We have a couple of really nice pine trees that we are saving, and we are using this area for the roof runoff. We also have added three underground StormTech storage infiltration systems; they are the half-pipe system that typically is buried under parking lots. They will be located in the front of the parking lot, in the lawn/landscaped area near the patio in back, and under the road, going around the rear to pick up the roof drainage. There will be a two-filter storm water bio-filter, a precast concrete structure with a plant that is suitable for this use; those will be located to pick up runoff of the parking lot and road areas. Another discussion has been about the sidewalk

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along the Mill Road frontage and whether we have to cross the creek with it; our property line ends at the creek. I have showed an intent to install a 6-foot x 12-foot box culvert. We would build wing walls out of the stackable retaining wall blocks so that we can have a transition in the grades of either pond and allow us to get across the creek. Our intent would be to bring the sidewalk down, end it at the property line; I have it shown how it would line up. There are a lot of facilities in this area, so we can't get it close to Mill Road. The MCDOT has some storm water filtration systems underground, and there is a gas main, so we had to push further south. We have asked Kistner Concrete for an estimate of what that would cost; we would be pretty comfortable with doing it if it cost about \$25,000. We will go ahead and install it up to this location. Another issue was the stub street at Kim Lane. It is a Town-dedicated highway right-of-way; it is not under our control. At this point in time, we are going to bring the sanitary sewer from this direction, and also tie into a water main that's here. We had not intended to take out the road; that would require some action by the Town Board to abandon the right-of-way for the stub street.

Mr. Copey: The last time that the Board looked at this project was in November. At that time, the Board had directed me to send a letter to the developer, with a copy to the MCDOT, asking the developer to move the driveway access to Mill Road. The developer in good faith made the changes to the plan, and had discussions regarding that to get some assurances that the MCDOT would permit it. We had some pretty good assurances that the new location would be acceptable; we have an e-mail from Tom Cesario of the MCDOT, noting that. The Town's Traffic Advisory Committee also agreed to the relocation. The location is not the preferred one from a traffic engineering standpoint, but it also is not detrimental, given the traffic volumes from this project. The Fire Marshal commented on a fire hydrant location. We are recommending a condition that is consistent with the Planning Board's practice, which is to require sidewalks along all public road frontage; if the Town Board grants a waiver, that's their prerogative. Another issue for the Planning Board is whether to charge the Town's recreation trust fund fee. The Board's past approach on senior citizen housing projects has been not to charge the fee for dementia care and assisted living facilities. The applicant should put on the record what kind of programs they have for their residents, and how active and mobile the residents are; this information would help justify the Planning Board's decision. In the past, the Board has assumed that less-active residents who have options for entertainment would not place a burden on the Town's recreation facilities. We also recommend that the Board require the applicant to develop a plan and restoration of the unnamed stub road.

Mr. Gauthier: We would like to see the sidewalk installed along the Mill Road frontage, to the limits of the proposed development site; we would want sidewalk easement for the remaining portion of the larger site, along the Long Pond Road frontage of the parcel to be subdivided. A letter of credit will be required for any facilities to be dedicated to the Town, or for erosion control and any storm water management. The intent of the stub road at Kim Lane was to provide access to this property if was developed for single-family houses; this development eliminates that purpose. It is our intent to pursue abandonment of the right-of-way for the stub street; it would not make sense to do that until this project is approved. After the project is approved, our intent would be to have the road removed rather than restored after it's dug up for bringing utilities to this site. We would get an easement for the utilities and ask the adjoining property owners whether they are interested in acquiring ownership of the land in the right-of-way of the stub street. The stub street is an expense for the Town, and a potential liability. Mr. Copey pointed out that the water main hot box comes into this site off that stub street. We have to explore this issue with the Monroe County Water Authority ("MCWA") and try to work with them so that nothing is held up.

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Mr. Giraulo: I spoke with the MCWA, and received an e-mail from them today. If the stub street was removed, the MCWA would add a valve out at Kim Lane and would leave the hot box where it is.

Mr. Gauthier: Good. In the drainage report, you stated that this is based on the 2010 manual, and I would ask that you verify it using the 2015 manual. The drainage area to a P5 facility, which is the pocket pond, exceeds five acres by somewhat and it appears that the permit allows for some deviation under certain conditions; we have to explore that. The grading shows some grading on the east side. Is that where you are putting the culvert?

Mr. Giraulo: Yes. That is the grading for the sidewalk culvert.

Mr. Gauthier: We'll have to be careful there. The other issues are minor.

Mr. Giraulo: What are your thoughts on the size of the 6-foot x 12-foot bridge for crossing the creek with the sidewalk?

Mr. Gauthier: Sounds good.

Mr. Barletta: Is there an island at the entrance? Will the water main hot box be the color green?

Mr. Giraulo: It's striped.

Mr. Copey: I don't think that there is an extra expense to have the color green.

Mr. Selke: How far will the sidewalk go?

Mr. Giraulo: Across the creek.

Mr. Selke: I am asking because at the site entrance there is some striping but it's dark there and I see some safety issues. What will identify that there are pedestrians there?

Mr. Giraulo: There are signs that show pedestrian crossing. We don't intend on changing that.

Mr. Selke: People speed there, and I don't know whether this increases traffic there. I just want you to consider that. Do you have a "Stop" sign at the exit of the site? You have an extensive landscaping plan, but I drove around back by the stub road and ask how much of the trees will remain there?

Mr. Giraulo: A lot of the trees will be left.

Mr. Selke: I want to make sure that the neighbors have reasonable screening. The drawings look different from what will be there. It does look pretty dense, but I want to make sure. What will the dumpster enclosure look like?

Mr. Giraulo: It will be board-on-board fence. This illustration comes right from the architect; there will not be any trash around.

Mr. Selke: Will detention pond have cattails?

Mr. Giraulo: Yes. There is a bench in the slope of the pond's side, and cattails probably will grow.

Mr. Selke: One of the snow storage areas has curbing. How will the water get to the pond? Will snow be taken off-site?

Mr. Giraulo: The snow will be plowed off the pavement and will melt into the pond. It's a large pond.

Mr. Selke: I was impressed with the landscaping plan; it looks very nice. Is the drop-off area covered?

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Mr. Giraulo: Yes, and I have provided a color sheet that shows what the exterior elevations look like.

Mr. Barletta: What will happen with the ash trees?

Mr. Giraulo: We are going to save the ones that are marked; we are not going to go into the woods and cut down trees.

Mr. McEntee: The Town's staff has mentioned recreation fees and the Board's past practice; we would ask for the same consideration. For the most part, we are self-contained; the average age of our residents is about 85 years. We have our own in-house activities; we have a van to use for trips to the doctor or for outings. The burden on the Town's recreational facilities would be zero or very, very negligible.

Mr. Selke: You would not use the Town's Community and Senior Center?

Mr. McEntee: We might, but it would be on a very limited basis. We have our own movie room and other activities offered.

Mr. Fisher: I think that almost by definition, when you have residents that require assistance for the basic activities, by the nature of their situation, they are limited to that residence. When the residents go somewhere, they usually are under the care of the facility or family. Once you are there, you only get older and less mobile, and in this case, you have the associated memory care residents. I think that, based on our past experience and what you have described, it would be appropriate for us to waive the recreation fee.

Mr. McEntee: Great. @e are negotiating with Rochester Regional Health System (formerly Unity Health System) to be the manager and for this facility to be part of their system.

Mr. Fisher: From your past testimony, this is not your first experience with this type of facility. We have had a very good track record with Wegman Companies and the kind of facility that you provide. You do what you say you will do; that is important.

Mr. McEntee: That's good to hear. We like being in Greece.

Mr. Fisher: It's a resource that benefits our community. I appreciate the issues brought by the neighbors, asking, "Why can't we do this or do that?" That gave us the incentive to see what we can do; I am pleased with the outcome.

Mr. Selke made the following motion, seconded by Mr. Antelli:

WHEREAS Columbia/Wegman Acquisitions, 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 generally located 999 Long Pond Road and 45 Mill Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning 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 "SEQR Regulations") (collectively, "SEQR"), and that the Proposal constitutes an Unlisted action under SEQR.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, One Vince Tofany Boulevard, at which time all parties in interest and citizens were afforded an opportunity to be heard.

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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 Part 1 of an Environmental Assessment Form (the "EAF") and supplemental environmental information that was submitted by the Applicant's representatives or the Town's staff, which may have included but was not limited to: descriptions; maps; drawings; analyses; reports; reviews; and aerial photographs (collectively, the "Environmental Analysis").
5. The Planning Board has also included in the Environmental Analysis and has carefully considered additional information and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
6. The Planning Board has also included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have 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 Planning and Development and the Town's own staff.
7. The Planning Board has also included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant 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 SEQR.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal and the Project upon the environment, as set forth in SEQR.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the Project 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 reasoned elaboration of the rationale for arriving at its determination of environmental significance and the Planning Board's determination is supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, potential adverse environmental impacts revealed in the environmental review process will be avoided or minimized by the Applicant's voluntary incorporation of mitigation measures that were identified as practicable.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQR, 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

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determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Selke	Yes
	Sofia	Yes	Fisher	Yes

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Antelli, 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. A dated signature of the owner/developer shall be added to the 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 plan.
4. The developer/contractor is responsible for removal and disposal of brush, trees, and debris from any lot clearing. A note that indicates this requirement shall be added to the plan.
5. A 5-foot-wide concrete sidewalk and a sidewalk easement to the Town of Greece shall be provided along the entire road frontage of the Premises, including the crossing of the Round Pond Creek tributary on the south side of Mill Road. If the Town Board grants a waiver of the sidewalk requirement or any portion thereof, the date of such waiver shall be added to the 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. 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.
8. 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.

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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 site plan.

9. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be horizontal and board & batten siding (in the brown and tan color families) and brick veneer (in the reddish brown color family), with white trim and asphalt roof (in the brown/tan 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 site plan.
10. 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.
11. The rezoning that was granted by the Town Board and the date on which such rezoning was granted shall be added to the plan.
12. The Town's 2001 Community Master Plan Update (Clough, Harbour & Associates, September 2001) contains current and projected population growth; an inventory and analysis of public, private, and semi-private recreation facilities, both active and passive; and recommendations for future actions. Based on this document, the Planning Board finds that the town currently needs, or will need, additional park and recreation space in the vicinity of the Proposal. However, the Planning Board further finds that development of these assisted living and memory care residential units will not contribute to the demand for additional park and recreation space, and that this development provides suitable park or recreation facilities to address current or future needs of the residents of these new, assisted living and memory care residential units. Therefore, pursuant to the New York State Town Law, Section 274-a, payment of the Town's recreation fee shall not be required for the new residential units in this development. A note that indicates this determination shall be added to the site plan.
13. The locations of the designated fire lanes shall be shown on the Site Plan.
14. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
15. Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
16. Suitable access roads and temporary street signs shall be installed and maintained so as to provide continuous access to fire department and other emergency vehicles prior to the commencement of any aboveground construction.
17. Permanently mounted "No Parking - Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
18. Plans shall be developed for the removal and restoration of the unnamed public stub road which extends from Kim Lane to the southern boundary of the Premises, subject to approval by the Commissioner of Public Works.

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19. 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").

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-0-15-002, 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.

20. Upon completion of construction of the storm water management pond, the Applicant shall provide certification that such pond was constructed as designed and approved. Such certification shall be provided in the form of an as-built topographic survey with pertinent utility structures shown, prepared by a New York State Licensed Land Surveyor. No final approval signatures shall be placed on the site plan unless and until the Applicant has submitted to the Town a financial guarantee (such as a letter of credit, certified check, or other acceptable instrument), in an amount approved by the Town's Commissioner of Public Works and the Town Attorney, that is sufficient to properly construct the proposed pond, and to provide the aforementioned certification. No release of such financial guarantee shall be made unless and until the improvements and certification are completed to the satisfaction of the Town's Commissioner of Public Works and the Town Attorney.
21. No building permits shall be issued unless and until the Applicant executes an agreement for maintenance of the proposed storm water management pond. Such agreement shall be subject to approval by the Planning Board's Attorney and the Commissioner of Public Works.
22. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared to the satisfaction of the Town Attorney and Commissioner of Public Works.
23. 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.
24. 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.
25. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Deputy Commissioner of Public Works for Engineering.
26. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
27. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
28. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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- 29. As offered and agreed by the Applicant, the Applicant shall install a "Stop" sign for exiting traffic at the Mill Road access driveway for the Premises, subject to review and approval by the Town's Commissioner of Public Works.
- 30. As offered and agreed by the Applicant, the dumpster enclosure shall be board-on-board fencing, the final details of which shall be subject to approval by the Planning Board Clerk.

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Selke	Yes
	Sofia	Yes	Fisher	Yes

MOTION CARRIED
APPLICATION APPROVED

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New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: RED-Rochester, LLC
Location: Generally, in Eastman Business Park (at southeast corner of Technology Boulevard and Chemical Imaging Loop)
Request: Waiver of neighborhood notification for site plan approval for a proposed natural gas-powered electricity generation plant (consisting of three proposed buildings – 13,500 square feet, 1850 square feet, 1800 square feet), with related parking, utilities, grading, and landscaping, on approximately 1.0 acres
Zoning District: IG (Industrial)
Mon. Co. Tax No.: 090.50-1-14.11

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

Michelle Betters, Town of Greece, presented the application.

Ms. Betters: The property is located within Eastman Business Park, in the middle of 46 acres. The staff recommends waiving the normal practice of notifying the neighborhood.

Mr. Barletta made the following motion, seconded by Mr. Sofia:

VOTE:	Antelli	Yes	Barletta	Yes
	Burke	Yes	Selke	Yes
	Sofia	Yes	Fisher	Yes

**MOTION CARRIED
WAIVER GRANTED**

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CODE ENFORCEMENT

ADJOURNMENT: 7:45 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