



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**MAY 6, 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

Christine R. Burke

Devan Helfer

William E. Selke

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Freel, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

#### **Absent**

John Gauthier, P.E., Associate Engineer

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

#### **Announcements**

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**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

1. Applicant: Crescent Beach Restaurant and Hotel, LLC  
Location: 1372, 1384 & 1390 Edgemere Drive  
Request: Site plan approval for the following changes to the site of an existing restaurant: addition of concrete patio on the north and east sides; revised parking lot layout; removal of an accessory structure (one-car garage); and related utilities, grading, and landscaping, on approximately 2.6 acres  
Zoning District: BR (Restricted Business)  
Mon. Co. Tax No.: 035.09-1-21, 035.09-1-22, 035.09-1-23

**Motion by Ms. Burke, seconded by Mr. Barletta, to continue the application to the May 20, 2015, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED  
TO MAY 20, 2015, MEETING**

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**New Business**

1. Applicant: West Herr Automotive Group  
Location: 4545 West Ridge Road  
Request: Site plan approval for proposed additions (960± square feet, 840± square feet) to an existing motor vehicle sales/leasing and service building, including a proposed expansion of an existing outdoor storage/display area for vehicles, with related parking, utilities, grading, and landscaping, on approximately 11.21 acres  
Zoning District: BG (General Business)  
Mon. Co. Tax No.: 073.01-3-11, 073.01-3-10, 073.01-3-9.1, 073.01-3-8, 073.01-3-7, 073.01-3-6.1, 073.01-3-5

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

John Wabick, Vice President, West Herr Automotive Group; Jess Sudol, Passero Associates; and Norbert Hausner, NH Architecture, presented the application:

Mr. Wabick: Last fall, we were here seeking a special use permit for the premises that was recently purchased. Ford Motor Company is in the position of forcing their dealers to re-image. So we are here tonight to show you our plan. The footprint will have a very minimal change. It's more in the façade with the new look, more in the interior, decorations, and décor and customer touch points. In addition, we're seeking to have more parking; we have a lot of off-site parking but would like to make it easier for the customer.

Mr. Sudol: The site plan shows the building at it is today. We have identified the additional areas, with a new front area, a loading area, and a small showroom addition on the east side. We will be expanding the vehicle storage lot. Right now, it forms a "C" around existing structures; we are proposing to purchase and then remove some of those structures. The shaded area shows the proposed parking lot expansion. A lot of sales are through the Internet. The vehicle manufacturers are forcing much more inventory on-site so that customers can be accommodated with many different choices. We are introducing an improvement with the storm water management; none currently exists today. We are providing this in the southeast portion of the project where we have two areas that we will be reviewing in detail with engineering. The proposed project allows us to buffer additional improvements to the area. There are proposed public sidewalks along the east side of Manitou Road heading south. There also will be additional landscaping on the Manitou Road frontage, with evergreen trees; this will really enhance that area. The Town's engineering staff recommended straightening out the new sidewalk to make it easier for maintenance; we have no problem in complying with that. The Town staff informed us that car carriers sometimes stop and unload on West Ridge Road, which a detriment to the area; that's the last thing that we want. The carriers have no direct affiliations with the dealers, so we have tried to incorporate as many measures as possible into the plan to prevent that from happening. We will be adding signage on West Ridge Road, directing trucks to Manitou Road. We have reduced the curb cuts to two and have moved one further south, away from West Ridge Road. The turning movements have been updated and show how the truck will move throughout the site; we also show where the unloading area will be, and it works nicely. We are proposing a sanitary sewer easement, running north-south near the east property line. Currently, there are no dedicated sanitary sewers in the vicinity; they are limited in the area. We are on a septic system now. It was suggested to add the easement

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with the understanding that if a sanitary sewer was extended here, we would have the opportunity to connect to it.

Mr. Copey: We have received the comments from the Monroe County Department of Planning and Development and the Monroe County Department Development Review Committee. As Mr. Sudol noted, both the Monroe County and New York State Department of Transportation asked that the northernmost Manitou Road curb cut be relocated further away from the West Ridge Road-Manitou Road intersection. They also asked for revisions of other details within the right-of-way. They revised their special use permit approval. Any issues with the Fire Marshal have been sorted out. Revisions were made regarding the buffering that was to be removed adjacent to 1754 Manitou Road. They have adjusted the amount of clearing to leave some vegetation that's there; we recommend that additional plantings be put there. The resident across the street, on the west side of Manitou Road, has in the past seen other residences and trees. The view will change, so we would like to see some effort to provide buffering for that residence. This plan shows the relocated curb cut, but we have not had the chance to review; we are not in a position to recommend approval of the application tonight.

Mr. Freel: The Department of Public Works has submitted a letter to the applicant's engineers; I will highlight a few points. The two detention ponds that are proposed drain to an existing pipe along the east side of the project. I would like to get some more topographical information to make sure that it will drain and have the capacity. The west pond looks like you have the inlet close to the outlet; that will create a problem. We will need a letter of credit for the pond as built, the sidewalk, and the improvements to the existing site.

George Hogan, 1754 Manitou Road: I feel like I will be on a little island with a moat around me. If you look at the map it looks odd. What do they mean when they say that they will maintain it? On the east side of my property, there is a catch basin; nothing has been done with that, and it is overgrown with mosquitoes. Maybe there could be a fence?

Mr. Fisher: First, I think that we wanted to provide some buffering between your property and the pond. Second, it would be helpful if we knew whether there is going to be water in there all the time? What is the depth of the basin? What about maintenance?

Mr. Sudol: For starters, the way that the new storm water management works is that the water drains very quickly; you don't have big, wet ponds. With bio-retention, the water is less visible and stored down in the soil. The basin will be relatively dry. The provisions of the permit are that all owners of storm water maintenance ponds have to enter in to a storm water maintenance agreement with the Town. This ensures that the owner maintains the ponds; if they don't, the Town has the ability to do it and charge the property owner. There will be a variety of stone and landscaping; it's not feasible to be grassed.

Mr. Fisher: Around the pond? What will be visible to those on the land surrounding it?

Mr. Sudol: In this case, it will be lawn. Right now, there are cars. We have used this approach in the Town and have been successful doing it. We will keep a really good visual screening of old and new.

Mr. Selke: The basins will be dry most of the time?

Mr. Sudol: The owners keep a pristine site, and will keep it maintained. As part of Town requirements, we are reducing the amount of water going to that area. To address Mr. Freel's comment, the short circuit of the pond flow was done intentionally. The filtration practices are supposed to be done offline; it provides the same amount of storage and treatment that we need. In accordance with the design manual, we have to provide measures to make some of the infiltration areas offline. We have chosen to do it with the

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orientation of our piping; you could do it with berms or additional piping. We are somewhat under the gun in terms of the project timing, for two reasons: first, there is Ford, telling us that we have to start by a certain date; and second, the closing date for the land acquisition deal. I was hoping to get an approval and not be tabled because of the curb cut. We have moved the curb cut to the best place for it; these now are two hundred feet apart, which is the minimum

Mr. Fisher: Our purpose is to have time to review the drawings. We have asked for additional items regarding buffering, so we would like to have complete plans before we would act.

Mr. Barletta: Along the Manitou Road side of the site, do you have landscaping?

Mr. Sudol: Not much. The idea is not to hide the cars.

Mr. Barletta: I have a concern about the trucks pulling out of the north curb cut; it will block traffic at that corner.

Mr. Sudol: Understood. There is a huge factor of safety.

Mr. Selke: There are some big, yellow bollards; those will have to be removed. Mr. Sudol: Those are on the neighbor's property, but we would take care of that.

Mr. Hausner: This drawing shows the front façade. You will see only this new addition, which is about 30 feet. I'll pass around some materials. The corrugated piece will be used on the sides; across the top, an orange color as a band around the top. The front entrance piece is a module that arches back toward the top of the building. The service department will have a canopy for customers. We are curbing near the front entrance; it will be handicapped accessible. The inside will have all new décor with furnishings.

Mr. Barletta: What will the west side look like?

Mr. Hausner: It will have the same panels. The west wall is glass; the rest of the building will be painted the same color. The panels do not go all the way around the building.

Mr. Selke: What about the air conditioning units? What about the site lighting?

Mr. Hausner: The units are hidden by the parapet.

Mr. Sudol: The existing lighting is pretty outdated. We will be using LED lighting; it is very easy to control and is "dark sky"-compliant.

Mr. Wabick: We will have a dedicated night light circuit. At 10:00 at night they will dim to just enough light for safety.

Mr. Selke: I know that you will have some trash and tires.

Mr. Wabick: Trash will be kept inside the facility; tires will be within the dumpster area.

Mr. Selke: There are some spots for some "Stop" signs. What about the potholes on the site?

Mr. Wabick: The site has been neglected; we plan to bring it up to complement the area. If you looked at our other sites you would see how they are kept. If I could address the neighbor's issue, from the beginning we have kept, and will keep, the neighbors in mind. We are moving the ponds to get our vehicles up front and away from the neighbors, and to get the green area and conservation areas near them. We believe that the drainage plan will help; right now, there is none.

Mr. Fisher: You should keep the landscaping along Manitou Road so that there is no parking in that area.

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Mr. Wabick: You can consider that done.

Mr. Fisher: With the triangular area that's there because of the piece of excess highway right-of-way, if you could show what it would look like when you obtain ownership, we would consider approving that future change now, to save you from having to come back before this board.

Mr. Wabick: The current owner has withdrawn his efforts to obtain the land from Monroe County; we can't talk to the County until we are the owners of the adjoining land.

Mr. Sudol: We can't show improvement in the right-of-way until we have ownership. We are aware that we would have to come back with a minor improvement plan.

Mr. Copey: The residents of the house across Manitou Road currently are looking at a structure, so a handful of different types of trees would be desirable on the east side of the road.

Mr. Fisher: It looks like the large tree there is likely to be removed, so you should have new trees in that area to soften the new view.

Mr. Sofia: I think that the trucks coming to the site from the south on Manitou Road would be likely to enter the site via that south entrance.

Mr. Sudol: Noted.

Mr. Fisher: A number of things should be updated.

Mr. Copey: In the interest of their time schedule, we could proceed with signature of plans.

Mr. Fisher: So you would get approval from us and you would have to do everything needed from us to sign the plans?

Mr. Sudol: Yes. Can I go ahead with the elevations?

Mr. Fisher: We think that they are acceptable.

**Motion by Mr. Barletta, seconded by Mr. Antelli, to continue the application to the May 20, 2015, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Apple Latta, LLC  
Location: 2451-2455 Latta Road  
Request: Concept plan review of the proposed Orchard View senior housing community (80 one-story townhouses and 350 apartments in 14 two-story buildings; 430 total dwelling units), with related parking, utilities, grading, and landscaping, on approximately 62 acres  
Zoning District: RMS (Multiple-Family Residential – Senior Citizen) and R1-44 (Single-Family Residential)  
Mon. Co. Tax No.: 046.19-2-3 (part)

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

Betsy Brugg, Esq., Woods Oviatt Gilman LLP; Angelo Ingrassia, Kevin Morgan, and Robert Morgan, Apple Latta, LLC; Mark Costich, P.E., Costich Engineering, David Engert, LaBella Associates; Timothy Zigarowicz, A.I.A., SWBR Architects; and James Fahy, James Fahy Design, presented the application.

Ms. Brugg: We are here for concept review, for the Board's comments and feedback. The Board saw this when it was proposed for rezoning in November. There were comments from the Planning Board, there was a public hearing, and there was quite an extensive SEQRA process. This plan is unlike other concept plans, where oftentimes we come in with a plan which is just an idea. In this case, the Town Board had to conduct a SEQRA review process in order to rezone 52± acres. The process involved many issues that we are going to go over tonight and in future meetings. Traffic studies and engineering reports were submitted. I hope that you had a chance to review the plan. We have our whole team to go over the project and answer any questions you have.

Mr. Fisher: I don't think we necessarily want to go into that kind of detail at this meeting. One of the purposes of the site plan review would be to get public input and to provide that input to the public. The answers to those questions would be as much of interest to the residents as they would be to us. When the site was reviewed by the Town Board, there were a number of issues that were discussed and some level of detail was determined; in many cases, the details are left to the Planning Board. You have a plan but have not gone into great detail. Tonight, I look to highlight those questions that I want to be sure are answered. We don't want a question answered now and not have an opportunity for the public to hear that. When we come to site plan review, you will be in a position to be able to answer that in the detail we need for approval.

Ms. Brugg: We certainly had a very robust discussion at the Town Board meetings. We had a fair number of residents from the adjacent neighborhoods attend the public hearings.

Mr. Fisher: I think that it's helpful for us to hear what the neighbors' concerns are.

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Ms. Brugg: We show 52± acres that were rezoned; they are a part of the larger Apple Annie's farm property. We are proposing an upscale senior housing development. We are showing a total of around 440 units. We have two-bedroom, single-story townhouse units along the perimeter to provide a transition between the adjacent single-family neighbors and the apartment buildings that are more central to the site. The Town Board put some height restrictions on the project, a maximum of two stories; any building that is within 180 feet of the property line will be one story. We heard a lot of comments from the public during that process, so every effort was made to maximize the setbacks and maximize the buffer. Our engineers walked the site to determine the how to fill in the gaps as far as enhancing buffering. Some details were left to the Planning Board in terms of landscaping and how we will address the buffer. The intent is to improve the buffer and maximize the screening to be as protective of the adjacent family homes as we can be. The layout of the site was the result of having to work with topography and the Kirk Creek floodplain. There was a fair amount of work done with respect to delineating the floodplain to the satisfaction of the Town's engineering staff. We show a single point of access to Latta Road; it aligns with the traffic signal that is at Kirk Road. There was a traffic study done, which concluded that there will be no significant impact on traffic; there are no improvements or mitigation needed on Latta Road. The single point of access is satisfactory, but you'll see that there is a secondary, emergency access. The Town's Fire Marshal is requiring a second means of access; this proposed access is satisfactory to him and to the New York State Department of Transportation ("NYSDOT"). The other big issue was the soil conditions. There was an analysis of the soil done, and updated data were submitted to the town; we worked with the Town and various regulatory agencies. This is an apple orchard; there are some contaminants. They actually are no different than the contaminants that are on the soils of the adjacent residents, but they will be relocated as part of this development. We are going to have to remove a foot of topsoil, and it's going to be relocated to a berm in accordance with applicable regulations; we are showing that berm area east of the apartments and Kirk Creek. We also show the project as two phases. The hope is to get started in the front (north end) and as the units lease up, we will move on toward the rear (south end). This is an upscale community. The first phase will have a clubhouse with a fitness center and pool and some other amenities that prospective residents look for. This is a community that's designed for active seniors; it's walkable and pedestrian friendly. If you have questions regarding the soil, we can answer them; we have a soil management plan that will be submitted. The idea is that the soils will be contained on the same, original apple orchard site where it originated and that at all times precautions will be taken in accordance with applicable regulations to protect the public from any hazards related to the soils. The project itself serves as a form of mitigation by encapsulating some of the soil. Essentially, this type of contaminant has to be consumed or touched or inhaled to be potentially harmful. We want to protect the neighbors from airborne particles by watering the ground during construction; those types of measure have been described in the materials supplied. There was a concern about the berm or buildings being located in the floodplain; those are not in the floodplain.

Mr. Fisher: One area that I have questions about would be the buffering between the buildings and the residents. As you walk through the property, it is really covered in undergrowth and filled with thorns and a tremendous amount of vines. When property is left unattended, the vines grow in and kill the trees. It seems that this type of growth is not what you would necessarily want growing next to your property. So, we would want to understand what is the nature of the existing vegetation that would be left, and what is to become of the other areas where the residents have extended their lawns onto this property.

Mr. Selke: You're saying that a lot of existing vegetation there has to come out?

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Mr. Fisher: I saw about 15 homes, and it appeared that there were few areas where that vegetation would provide a buffer that would be there in, say, two years. If it is full of thorns, it really won't help anyone so we would like some type of analysis so we know what you will end up with.

Mr. Costich: This is just the kind of input we are looking for and you are pointing out that what is here is clogging everything and really needs to be looked at. We did go through the site and took photos, and identified some areas where there needs to be more supplementing than others. It sounds to me that we want to take out the understory that is invasive and keep some natural aspects, clean it up and then supplement it with some additional plantings.

Mr. Fisher: I want to be sure that whatever we say will be left as vegetation will be the kind of vegetation that someone would want to retain. I may not have seen the whole site, but I saw enough to know that we need to do this kind of analysis in a way that ensures that we have some quality vegetation.

Mr. Costich: Our landscape architect is here and will note that.

Mr. Fisher: Another thing is the berm. What will it look like?

Mr. Costich: The berm will be 11 feet high.

Mr. Fisher: I want to be able to see it, so, please, provide a picture. Also, you have stated that many things are going to be done in accordance with the New York State Department of Environmental Conservation ("NYSDEC") regulations. The neighbors are going to want to know, what, specifically, are you going to do? What does the NYSDEC require and what steps are you going to take? In the summer when the dust is blowing, what steps will be taken for those who are downwind?

Mr. Costich: Good questions. What are the construction techniques to keep the dust down and the construction sequence on the plans? We can have those explained in detail.

Mr. Engert: The site management plan will detail all those protective measures—monitoring, sampling, and overseeing.

Mr. Fisher: The folks that will attend the site plan meeting will have those questions. There has to be some way for you to communicate that information so that they know that this is how it will be done. If they have questions, they will have an opportunity to ask them.

Mr. Engert: There are procedures set up that are used on other sites that are meant specifically to protect the public during movement of contaminated soils and to address any future construction activities when residual levels of contaminants are left at a site. This is commonplace and done frequently, and we will be able to provide a quite a bit of detail.

Mr. Fisher: This is not the first, but it is the largest, movement of contaminated soil that I can remember in this town. It's important to let people know how it will be done.

Mr. Freel: Have you given thought to how you will get the soil over the creek?

Mr. Engert: We discussed a temporary bridge over the creek.

Mr. Sofia: If the project is going to be done in two phases, will the site work be done in two phases?

Mr. Costich: I believe that the site work will be done in two phases. In Phase 1, we would stabilize the soil, do mass earth work and utilities, then move it in Phase 2.

Mr. Sofia: Timeline?

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Mr. Costich: We have done projects similar in nature to this, and the phasing has taken roughly two years per phase.

Mr. Barletta: So you will be moving soil two times and exposing the neighborhood to airborne dust twice, versus doing it one time and getting it done?

Mr. Costich: That is the current plan. We don't have the ability to acquire ownership of all the land at once. We will be doing a subdivision along the phasing line, so that the land will be bought on a phase-by-phase basis.

Mr. Barletta: I would not want to be exposed twice.

Mr. Engert: The whole purpose of the management practices plan is so that there is no exposure. The dust will be controlled through water misting, wetting the roads; dust mitigation is not an uncommon issue on construction sites.

Mr. Fisher: But on normal construction sites, you don't have these types of contaminants.

Mr. Engert: True, but we will be doing real-time monitoring. We have instruments that measure particulates which we place at various points upwind and downwind. There are procedures in case the acceptable levels are exceeded; work will be stopped and additional mitigation measures will be taken.

Mr. Fisher: You have to be able to present that information so that those questions can be answered.

Mr. Sofia: If I were a neighbor, I would want a play-by-play description of what is going on.

Mr. Barletta: Who will be monitoring the stations?

Mr. Engert: Typically, we are working for the development company; however, it could be a third party doing the monitoring, depending on specific requirements of the project.

Mr. Fisher: I think that, at the very least, there would have to be some type of a contact person so that if neighbors saw that there was a lot of dust in a swimming pool, for example, some phone number should be available to them.

Mr. Copey: We have required a third party in the past for a couple of different projects.

Mr. Selke: Do weather conditions play a role in when you move the soil?

Mr. Engert: That is something that, if requested, we could put in the plan.

Mr. Selke: I think that the neighbors would want to know that it is not going to happen in just one day.

Mr. Engert: Again, the monitors are there to determine the air conditions.

Mr. Selke: The neighbors are going to know how the soil will end up—it will have a covering over the top of it. What will be grown in that covering?

Mr. Costich: We will have a low maintenance tuft seed that will be put in. We hear your comments and will put it in a plan and will go over it with you.

Mr. Fisher: I think that it would be helpful to see a picture of what it would look like now and what it would look like in 15 years.

Mr. Costich: We can do that. At this point, I don't envision making a woodlot on the berm. We are thinking that it will appear more like a drumlin that you would see in Wayne County.

Mr. Fisher: We don't see anything around here that doesn't have trees. You might not plant them but they will come.

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Mr. Costich: We started our presentation by saying that we did a lot of work. We have done a lot of work on that floodplain and drainage and traffic, but we are here to get input from the Board on the details that we haven't done. We are working feverishly on the preliminary plan, doing all the grading, doing the construction sequence. Landscape plans on this project are going to be a big portion of it. Not for just the berm and buffer, but we are going to incorporate a lot of landscaping in our storm water management, within bio-retention areas. In all of our parking areas, we have incorporated green areas that water will go to, and have heard the Board's desire not to have wet ponds. It's a big project and we have not worked it all out; your input is a great help.

Mr. Barletta: Will the berm be covered in between the earthwork?

Mr. Costich: For stripping and stabilizing that berm would be continuous activity and it would be rather quick. I believe that it's about 50,000 cubic yards.

Mr. Fisher: How many vehicle trips would that be?

Mr. Costich: We would be using a large, off-road hauler, which holds about 30 yards per truck. The soil would be scraped, picked up with a shovel, put in the truck, dumped, graded and stabilized or hydroseeded. It's very much a classic construction operation, with the exception that we have extreme controls on dust and erosion.

Mr. Selke: I have not looked at the traffic study. Will there be a change in the timing of the traffic signal at Latta Road and Kirk Road? It seems that the cars would be stacking up.

Mr. Costich: We were very proactive early on, regarding the traffic; there was not a decrease in the level of service at the intersection.

Mr. Selke: I'm not sure what the ponds will look like along Latta Road, but they could look attractive or very ugly.

Mr. Costich: We've had that discussion. The soils will determine what we do there. We will test the soil for permeability and ground water level; we don't anticipate the soil being conducive to having a dry basin.

Mr. Selke: Are there plantings that can tolerate water, that look attractive?

Mr. Fisher: Just a little to the east on Latta Road, there's a dry pond.

Mr. Costich: That is of an older design that no longer is allowed.

Mr. Fisher: Please show to us some pictures or tell us what it will be like.

Mr. Costich: We understand what you want and will come up with something to show. We have to follow the regulations; that doesn't always result in an appearance that everybody desires.

Mr. Fisher: I think that the feeling of the Board is that, if you're going to have a wet pond, then doesn't put it near Latta Road; put it within the site.

Mr. Costich: The site slopes toward Latta Road; we cannot make the runoff go uphill.

Mr. Fisher: But you can intercept it as much as possible before it gets to Latta Road, to minimize the ponds at Latta Road.

Mr. Costich: We are proposing to intercept as much water as we can and bring it backward against the grain and bring it to the large, classic, storm water management wet pond. The ponds near Latta Road then would have a smaller amount of water and we would use a bio-retention basin; these are on our agenda.

Mr. Fisher: We want to eliminate the negative.

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Mr. Selke: Do you have any comparable housing that is similar to this?

Mr. Morgan: We can get you examples. We have built communities that have the four-unit townhouse buildings; the larger buildings, we have not built yet.

Mr. Selke: They look very attractive.

Mr. Fisher: As long your equipment already will be cleaning up much of that site through the process of developing the project, it would be nice if you could clean up the area that is adjacent to it. I recognize that it's not your property, but if could be done, the nearby residents would have a much nicer view than they have now.

Mr. Sofia: You mean on the adjacent orchard site to the east?

Mr. Schiano: You would have to get the permission of that property owner. I can't see them not letting you do that.

Mr. Costich: The apartments are unique to the site and we have the some elevations to show you.

Mr. Zigarowicz: For the apartment buildings, we have an L-shaped building and an I-shaped building. We are planning to have an appearance that is similar to the townhomes. We plan on using manufactured stone, vinyl siding. There are a lot of jogs in the building, and we will use various materials. We are trying to break up the second floor with different colors. The gables will have a cedar-looking siding. On the parking lot side, we will have garages.

Mr. Fisher: It would be helpful to have pictures of what the building would look like with trees, etc. That would give people a better idea of the finished appearance.

Mr. Costich: When we are further along with the design, we can show a more a three dimensional look.

Mr. Copey: Could you describe the porch element?

Mr. Zigarowicz. This shows a "Juliet balcony" (a false balcony); we will show them on the plan.

Mr. Fahy: We are helping with the architecture. We have designed one-story slab-on-grade townhouses, which will be on the south and west perimeter. They will be grouped as four-unit buildings, but will be placed so that they will appear as if you are looking at the side of a smaller type of home and will have less of an impact on the existing neighbors.

Mr. Fisher: It's nice that it's not a blank wall and looks residential.

Mr. Fahy: We also will be working on the community building; it will have the leasing office and fitness center. We show the front of that building facing Latta Road.

Mr. Fisher: We also would like to see the same appearance in the rear of the building.

Mr. Selke: Are there sidewalks?

Mr. Costich: There are several, with crosswalks. There was an intentional focus on having a secondary, interior boulevard that lines up with the storm water management area to the clubhouse. There is a main sidewalk to get to Latta Road.

Mr. Selke: What kind of lighting?

Mr. Costich: We will have more safety-type lighting, more residential lighting; also, some bollard-style lighting along some of the walking areas.

Mr. Sofia: What are the rental prices?

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Mr. Morgan: The townhomes will be from \$1200 to \$1500 per month and the apartments will be from \$850 to \$1200 per month.

Mr. Fisher: There was a question regarding the proposed public sanitary sewer.

Mr. Freel: We want it to remain private.

Mr. Costich: We are going to pursue that a portion of the sanitary sewer be dedicated; otherwise, we would have to run two private sewers next to each other.

Mr. Fisher: Maintenance and eventual repair/replacement of the public sanitary sewer would increase the Town's costs.

Mr. Freel: You're going to have to cross Kirk Creek. Will you have to get permits?

Mr. Costich: We will span the creek; we would not affect the banks.

Mr. Freel: Just be sure that you go to the appropriate regulatory agency if permits are required.

**CONCEPT PLAN REVIEWED**

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2. Applicant: Talmudical Institute of Upstate New York  
Location: 588 Stone Road  
Request: Recommendation regarding proposed rezoning of 5± acres to DMU (Dewey Avenue Mixed Use)  
Zoning District PL (Public Land)  
Mon. Co. Tax No.: 075.25-1-3

The site is located between Stone Road and Maiden Lane, and just west of Dewey Avenue.

The site previously was used as the Barnard Elementary School; it is owned by the Greece Central School District.

The applicant proposes to rezone approximately five (5) acres from PL (Public Land) to DMU (Dewey Avenue Mixed Use) so that the property may be used for a private school (K-8).

**The site is surrounded by the following zoning and land uses:**

- North: R1-E (Single-Family Residential)—Saint Charles Borromeo Church and single-family houses on Maiden Lane  
South: DMU (Dewey Avenue Mixed Use)—a small commercial plaza; and R1-E (Single-Family Residential)—single-family houses on Stone Road  
East: DMU (Dewey Avenue Mixed Use)—a general merchandise store and a gas station & convenience mart  
West: R1-E (Single-Family Residential)—single-family houses on Oakwood Road)

**Town of Greece Master Plan recommendation:**

Mixed use zoning and retention of neighborhood character.

**Consider:**

- Is the proposal in agreement with the Master Plan? Yes.
- Would the proposal provide a transition in use or buffering? No, but the use stays as it has been for decades.
- What would be the effect on the surrounding neighborhood (positive/negative – how so)? Positive. It is the same as previous use. It is the best use for this empty building.
- Can the land be used as currently zoned? No.
- Is the parcel suitable for the proposed use (size, shape, access,) ? Yes. The previous use was a school.
- Will this set a precedent for future development in the area? No.
- What is the best type of use for this land? A school.

**Planning Issues:**

Utilities

Natural Features

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Cross-Access  
Site Design  
Buffering

**Motion by Sofia, seconded by Barletta, to recommend approval of the requested rezoning.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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3. Applicant: Gerald P. Vanderstyne, Jr.  
Location: 4374 West Ridge Road  
Request: Review of proposed changes to site plan approval on August 6, 2014.  
Zoning District: BG (General Business)  
Mon. Co. Tax No.: 073.01-1-1.11

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

Scott Copey, Town of Greece, presented the application:

Mr. Copey: The site plan for the expansion of this car dealership was approved several months ago. They would like to move the addition from one side to the other. The parking spaces would go to the side where the addition originally was to be, so it would balance out. There is minimal impact to utilities. I don't see any issues because the plan has not been signed yet, but that's up to the Board.

Mr. Schiano: Will traffic be affected?

Mr. Copey: Internally, it probably will be improved; no change to traffic at West Ridge Road.

Mr. Fisher: Sounds good.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**CODE ENFORCEMENT**

**ADJOURNMENT:** 9:03 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