



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

MAY 20, 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

Daniel P. Barletta, DDS

Devan Helfer

William E. Selke

Michael H. Sofia

Brian E. Marianetti, Esq., Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Christopher A. Schiano, Esq., Deputy Town Attorney

Richard C. Antelli

Christine R. Burke

Additions, Deletions and Continuances to the Agenda

Announcements

PLANNING BOARD MINUTES
May 20, 2015

PUBLIC HEARINGS

Old Business

1. Applicant: Fallmarc Development, LLC
Location: 75 Peck Road
Request: Minor subdivision approval for the Stonewood Manor North subdivision, consisting of 3 lots on approximately 2.62 acres
Zoning District: R1-44 (Single-Family Residential)
Mon. Co. Tax No.: 058.01-02-001.1 & 058.01-02-001.211

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

Richard Giraulo, LaDieu Consulting, LLC, presented the application:

Mr. Giraulo: We are here seeking approval as submitted and we are asking the Department of Public Works what progress they are making on the sanitary sewer extension.

Mr. Gauthier: We are trying to find our way out of a dilemma; it's challenging to go through the process. We have done a cost estimate, and we are working with our Director of Finance to find what we reasonably can do if the formal petition fails and we don't have a desirable outcome. We don't want to be in a position where we don't have a way out. We have an interest in trying to see the sanitary sewer extended, yet we don't want to make it unduly burdensome for somebody to try to develop where there is not a sanitary sewer available. We are trying to work on that and we are hopeful that we can overcome that.

Mr. Giraulo: Should we continue it another two weeks or a month?

Mr. Gauthier: I think that, if we continued the hearing for a month, we'd have an answer.

Mr. Giraulo: Then, I request that the hearing be continued for another month.

Motion by Mr. Barletta, seconded by Ms.Helfer, to continue the application to the June 17, 2015, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO JUNE 17, 2015, MEETING**

PLANNING BOARD MINUTES
May 20, 2015

New Business

1. Applicant: Tra-Mac Group, LLC
Location: Daffodil Trail
Request: Final plat approval for the Images West subdivision, Section 8, consisting of 14 lots on approximately 6.527 acres
Zoning District: R1-E (Single-Family Residential)
Mon. Co. Tax No.: 058.03-3-17.102

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

Richard Giraulo, LaDieu Consulting, LLC , presented the application:

Mr. Giraulo: We are seeking approval for the last section in the Images West subdivision; it has been about 15 or 20 years since we started this subdivision. There has been one major change since the Board last saw this. We had land that abutted the south side of the subdivision that was part of the approved preliminary plat. There were a lot of wetlands in there, so it was decided that a conservation easement should be created, and that has been done; however, ownership of the land always has been in question. At the end of last year, the developer donated this property to the Town of Greece, behind Lot 7 and this 15-acre parcel. The Town now has a 60-foot-wide right-of-way and close to 20 acres of land. With this project, we have extended a 15-inch-diameter sanitary sewer up to the extent of this property. The sanitary sewer is intended to continue south and serve properties on West Ridge Road; construction of this section will bring the sanitary sewer a little closer to that destination. I have the comments from the Town's engineering staff, and do not see anything that can't be worked out.

Mr. Gauthier: One issue that we raised is that we are not completely certain that we need to have a 15-inch-diameter sanitary sewer; we are willing to work that out in the future. The choice of pipe size won't affect the grade of the pipe. Between changes in zoning and uses from residential to commercial south of here, and other sanitary sewer facilities being put in, there is a possibility that the capacity that a 15-inch-diameter sanitary sewer would provide may not be needed. We are going to explore that further, in a short amount time, and it won't slow up getting final approval signatures for this section.

Mr. Copey: There were no comments from any departments. I had a discussion with one neighbor, who said that they had concerns about what would be the disposition of land behind this section; I explained the land transfer to the Town to them. They also mentioned a light pole that is shown but not really there; Mr. Giraulo and I discussed that.

Mr. John Gilbert, 291 Dove Tree Lane: I don't have any concerns and have been working with Mr. Copey. I asked about the location of the easement. I own Lot 711. The land to the west is going to be part of Section 8. I was aware that there was an easement that was being requested as part of this approval in order for the Town to access the land that they acquired to the south. Mr. Copey assured me that the easement was going to be to the west and there were not going to be any changes.

PLANNING BOARD MINUTES
May 20, 2015

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

WHEREAS Tra-Mac Group, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property generally located near Daffodil Trail; and

WHEREAS, the Planning Board makes the following findings:

1. The Planning Board completed its environmental review of the subdivision pursuant 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") when the preliminary plat was approved by the Planning Board.
2. This final plat is in agreement with the preliminary plat. Therefore, SEQRA requires no further environmental review by the Planning Board.

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

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Barletta, 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. The final diameter, slope, and depth of the proposed 15-inch-diameter sanitary sewer shall be subject to approval by the Commissioner of Public Works.
3. This subdivision section is located within the Town's Sanitary Trunk Sewer Overlay Area. A sanitary sewer entrance fee surcharge shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. In addition, a limited-term annual debt repayment charge shall be applied to each house constructed in this subdivision. A note that indicates these requirements shall be added to the plat.
4. 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. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation

PLANNING BOARD MINUTES
May 20, 2015

land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.

5. 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.

6. 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.
7. No building permits shall be issued for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
8. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town. A note that indicates this requirement shall be added to the plat.
9. No building permits shall be issued for any of the lots in this subdivision unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
10. Subject to approval by the Town's Commissioner of Public Works and Deputy Commissioner of Public Works for Engineering.
11. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
12. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
13. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

PLANNING BOARD MINUTES
May 20, 2015

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

MOTION CARRIED
APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
May 20, 2015

2. Applicant: North Greece Road, LLC
Location: Generally, east of North Greece Road and 1700± feet north of Latta Road
Request: Final plat approval for The Gardens at Fieldstone subdivision, Section 2, consisting of 27 lots (26 building lots and 1 common area lot) on approximately 6.28 acres
Zoning District: RML (Multiple-Family Residential)
Mon. Co. Tax No.: 044.02-1-38.12

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

Richard Giraulo, LaDieu Consulting LLC, presented the application:

Mr. Giraulo: We are seeking approval for the final section. This project started out with duplex units for sale. Sales of those have been going very slow; they rent a lot quicker than they sell. The developer decided to put detached single-family units on the same lots that we have for the duplexes. They will be about 1300 to 1500 square feet in size. They have a variety of different units that they will be offering, and if a prospective buyer had his/her own building plan and it fit on the lot, the developer would build that. Otherwise, it the plan is the same that has been approved and in compliance with the preliminary. Along the east property line, we are considering submitting to the Town a change of lot line application to give these lots a bit more depth.

Mr. Copey: No comments needed from Monroe County, but we have reviewed this section a lot on the specifics with regard to setbacks between buildings, the rear of structures, and looking at the change from duplex to single-family; we wanted to make sure that there was enough room for the detached units. We compared this project to others; they have done a good job, with no need for variances.

Mr. Gauthier: Our comments were details and can be worked out.

Mr. Selke: The entrance seems to working well and looks very nice. This will not affect the homeowners association?

Mr. Giraulo: No.

Mr. Selke made the following motion, seconded by Ms. Helfer:

WHEREAS North Greece Road, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property generally located east of North Greece Road and 1700± feet north of Latta Road; and

WHEREAS, the Planning Board makes the following findings:

1. The Planning Board completed its environmental review of the subdivision pursuant 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") when the preliminary plat was approved by the Planning Board.

PLANNING BOARD MINUTES
May 20, 2015

2. This final plat is in agreement with the preliminary plat. Therefore, SEQRA requires no further environmental review by the Planning Board.

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

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Ms. Helfer, 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. 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. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
3. 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.

PLANNING BOARD MINUTES
May 20, 2015

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 for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
6. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town. A note that indicates this requirement shall be added to the plat.
7. No building permits shall be issued for any of the lots in this subdivision unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
8. Subject to approval by the Town's Commissioner of Public Works and Deputy Commissioner of Public Works for Engineering.
9. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
10. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
11. 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	Absent	Barletta	Yes
	Burke	Absent	Helfer	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
May 20, 2015

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 Mr. Sofia, seconded by Ms. Helfer, to continue the application to the June 3, 2015, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO JUNE 3, 2015, MEETING**

PLANNING BOARD MINUTES
May 20, 2015

2. 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; and Jess Sudol, Passero Associates; presented the application:

Mr. Sudol: We were here before to discuss this, and in the last two weeks we have had the opportunity to incorporate the comments that were received. The biggest change was the relocation of our access driveway. The relocated northern access driveway provides a much greater separation from West Ridge Road and provides a safer traffic movement. We have provided updated vehicle turning movements. It also was requested that we show how northbound trucks coming up Manitou Road from the south could enter the without crossing the center line of Manitou Road. We have added landscaping improvements, we have extended the landscaping down to the south property line, we have added some more landscaping to the south property line, and some dense landscaping directly across from the existing home on the west side of Manitou Road. We have modified the drainage to address comments from the Town's engineering staff, we have provided some survey information to demonstrate that there is positive drainage from the site, off to the east, and the drainage is detained to rates that are below exiting flows. We have included some detail to ensure that those areas won't be short-circuited and will be treated as they need to be. Lighting is worth mentioning because there were some comments from the Town of Parma. As previously stated, the lights will be LEDs. It is very directional and we can assure there won't be any light glare. We are adding new lights and updating the existing fixtures. We did include on the drawing in half-tone the potential layout of parking if we can acquire the wedge-shaped piece of Manitou Road right-of-way from Monroe County. The sidewalk was straightened out so that it will make maintenance easier. In all four areas of concern, we are improving things from what's there today.

Mr. Copey: I will refer to the minutes of the last meeting regarding agency comments, with the exception of the Town of Parma. I had a conversation with Dennis Scibetta, from the Town of Parma; Parma mainly is concerned about traffic, lightning, and drainage. I explained the changes that were made; the LED lighting has been a great success at other sites and won't adversely affect neighbors. The drainage goes to the east. Proposed Condition 13 of approval addresses the colors and materials of the building, which the Board discussed at its last meeting. We also have received easements for review well ahead of schedule.

Mr. Selke: Do you expect trucks to come from the south?

PLANNING BOARD MINUTES
May 20, 2015

Mr. Sudol: We showed they coming from both Manitou Road and West Ridge Road, demonstrated that access works from both directions.

Mr. Selke: It looks very nice.

Mr. Fisher: You have done a nice job with meeting all the questions raised.

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

WHEREAS West Herr Automotive Group (the "Applicant") has submitted a proposal (the "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, relative to property generally located at 4545 West Ridge 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 "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 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 environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: descriptions; maps; drawings; analyses; reports; reviews; aerial photographs; and Part 1 of an Environmental Assessment Form (the "EAF") (collectively, the "Environmental Analysis").
5. The Planning Board also has 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 also has 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 also has 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 SEQRA.

PLANNING BOARD MINUTES
May 20, 2015

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 SEQRA.
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 SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

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

MOTION CARRIED

Mr. Barletta then made the following motion, seconded by Ms. Helfer, 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. The seal and signature of the owner/developer's Licensed Design Professional shall be added to the plan.
4. 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.

PLANNING BOARD MINUTES
May 20, 2015

5. 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.
6. Approval is for only those items identified as "new" or "proposed" on the site plan. Granting approval of this site plan does not supersede any other conditions imposed by the Town of Greece or any other agency. A note to this effect shall be added to the plan.
7. Any Town of Greece approval or permit for the 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 plan.
8. The August 28, 2008, Federal Emergency Management Agency flood zone and map source for the Premises shall be added to the site plan. In addition, the boundaries (if any) and boundary designations shall be added to the plan.
9. 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.
10. 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 or Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
11. The location of any outdoor refuse container on the Premises, along with the height and type of enclosure for such container, shall be shown on the plan. Masonry, wood, vinyl, or other solid construction fencing shall be used (chain link is not permitted for fencing or gates). If refuse is to be stored inside the building, a note that indicates this shall be added to the plan.
12. 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 site plan.
13. 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 addition. As offered and agreed by the Applicant, such materials and colors shall be aluminum composite panels and corrugated metal siding in the gray color family with an orange accent stripe with gray trim. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition, and shall be filed with the site plan.
14. 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

PLANNING BOARD MINUTES
May 20, 2015

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.

15. The special use permit that was granted by the Board of Zoning Appeals and the date on which such special use permit was granted shall be added to the plan.
16. The locations of the designated fire lanes shall be shown on the Site Plan.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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

PLANNING BOARD MINUTES
May 20, 2015

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.

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.

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

MOTION CARRIED
APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
May 20, 2015

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Waste Management of NY, LLC
Location: 1631-1661 Mount Read Boulevard
Request: Minor improvement plan approval for the proposed expansion of existing compressed natural gas (CNG) time-fill system to serve existing truck fleet
Zoning District: IG (General Industrial)
Mon. Co. Tax No.: 090.17-1-4.1, 090.17-1-5

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

Mike Mantell, P.E., Stantec Inc.; Amy Dill, Design Manager, ET Environmental; Val Ruoff, Senior District Manager, Waste Management; and Ben Trout Senior District Fleet Manager, Waste Management, presented the application:

Mr. Mantell: This is Phase II of our expansion of the compressed natural gas fueling facility. Phase I was completed in 2013 as part of Waste Management's commitment to utilize green technology. The project involves changing over their existing fleet to a safer, cleaner and cost-effective method of fueling their vehicles. The process involves taking a volume of gas, compressing it down into a smaller but denser volume that makes it easier to extract energy. Phase I involved making connections to the existing electric and gas facility, and the construction of the equipment compound, which housed the condensers and a quick fill station if vehicles needed to pull up and fuel more quickly. We converted 15 parking spaces on the eastern side of the property to compressed natural gas fueling spaces, and another 30 parking spaces on the western side of the property. In phase II, we will add a new compressor in the equipment compound on a pad that was constructed in Phase I and we will extend the gas and electric; we're converting 15 parking spaces to the natural gas fueling spaces. At the northwest corner, we are removing 42 parking spaces and realigning the parking to allow a more efficient way of providing fuel to those spaces. We are removing five utility poles in those spaces and we are going to provide underground electric in its place; we are working with Rochester Gas and Electric on that. This layout avoids an existing pole and transformer that has to remain; trucks can easily and safely move throughout the site. In all, 57 parking spaces will be removed, replacing them with 60 spaces, 58 of which will be fueling stations. Lighting will be provided along the "K" rails and is included in the plan. No more impervious area will be added to the area; we will maintain the green space. This project is another great opportunity for Waste Management of NY, LLC to expand on this kind of green technology.

PLANNING BOARD MINUTES
May 20, 2015

Mr. Copey: This is a minor improvement plan; therefore, it was not referred to the Monroe County Department of Planning and Development for review. There were no comments from our Fire Marshal, building or zoning staffs. The circulation pattern within the site appears to be a little better. The site is in the middle of a heavy industrial zone, so no residents will be impacted. We are happy to have this business in town.

Mr. Barletta: Will the whole fleet be fueled by natural gas?

Mr. Ruoff: This will put us at about 65% of our fleet. We blend and use the trucks for both sites.

Mr. Fisher: The advantage of doing it in two phases is that it gives you a chance to work out the bugs, if there were any.

Mr. Ruoff: It's the right way to go, especially for the air emissions. We want to be in full compliance.

Mr. Fisher: By taking the time and expense to do this, it's better for the community.

Motion by Ms. Helfer, seconded by Mr. Barletta:

WHEREAS, Waste Management of NY, LLC (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 1631-1661 Mount Read Boulevard (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the application, the Planning Board determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes a Type II action under SEQRA. (SEQRA Regulations, §617.5(c) (2) & (7).)
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.

Ms. Helfer then made the following motion, seconded by Mr. Barletta, 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.

PLANNING BOARD MINUTES
May 20, 2015

3. Any Town of Greece approval or permit for the 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 plan.
4. Subject to approval by the Town's Fire Marshal and Building Inspector.

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

MOTION CARRIED
APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
May 20, 2015

CODE ENFORCEMENT

ADJOURNMENT: 7:50 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