



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

AUGUST 3, 2016

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
Devan M. Helfer
Jamie L. Slocum
William E. Selke

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
Michael H. Sofia

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Philip R. Wegman
Location: 130 Hogan Point Road
Mon. Co. Tax No.: 025.02-1-10.111
Request: Preliminary and final plat approval of the resubdivision of Lot CR-4 of the Wegman resubdivision, Section 1, to create Lot DR-4 of the Wegman resubdivision, Section 1, and Lot 501 of the Wegman Subdivision, Section 5, on approximately 56.2± acres
Zoning District: R1-44 (Single Family Residential)

Motion by Mr. Antelli, seconded by Ms. Slocum, to continue the application to the September 7, 2016, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO SEPTEMBER 7, 2016, MEETING**

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SITE PLANS

Old Business

1. Applicant: 4320 West Ridge Road, LLC
Location: 4320 West Ridge Road
Mon. Co. Tax No.: 073.01-1-3, 073.01-1-4, 073.01-1-5, 073.01-1-6, 073.01-1-7, 073.01-1-21, 073.01-2-63, 073.01-2-64.111, 073.01-2-64.12, 073.01-2-68.1 (part)
Request: Site plan approval for Phase I of the Hampton Ridge Center commercial development, consisting of a proposed retail building (one story; 156,159± square feet) and a gasoline dispensing station (1481± square feet), with related parking, utilities, grading and landscaping on approximately 59.756 acres
Zoning District: BG (General Business)

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

Paul Colucci, The DiMarco Group; Ashley Champion, Esq., Nixon Peabody LLP; and Andrew Hart, ALA, Bergmann Associates, presented the application.

Mr. Colucci: I have handed out an updated plan. I met with the Town's staff on Monday, to explain where we have gone since the last meeting. The site plan takes into account some of the discussion items that we as the applicant are willing to explore. We talked about consolidating the development of the site and moving it south a bit to build less impervious area, to build fewer parking spaces. We know that our anchor tenant is willing to go four parking spaces per thousand square feet of gross floor area. We also looked at the junior anchors adjacent to retail "J" and thought it wise and customary that they too would be comfortable with the four per thousand ratio. That allowed us to scrunch those parking lots. With repositioning a few buildings, we were able to move the whole site south approximately 165 feet. It gives us two things. It brings down our parking ratio, and we have talked to the Board before about land banking or shared parking. There will be a shared parking agreement for all the tenants and an operating agreement over this plaza, which allows cross access easements. This also leads us to work with the Town to potentially expand that storm water treatment area, should that be of interest to the Town. The fuel dispensing station will be located on Lot 6. I think that I alluded at the last meeting that I would not be surprised if the tenant wanted to move the gas station. It was a ten-pump station; it is now an eight-pump station. We think that it's a good plan. We like the fact that we still are able to provide efficient parking. Our parking still is in excess of the Town code's minimum; we think that it's suitable. We have looked preliminarily at the alignment of the sanitary sewer. It could come around the west side of the storm water management pond and come up straight up between retail "J" and retail "H," thereby allowing us to construct and dedicate less sewer to the Town. We have submitted written responses to the Town staff's comments. We have comments from the Fire Marshal, which I have not responded to yet. The Monroe County Department of Planning and Development cited a wetland on the property. We do have a wetland delineation, and determined that the U.S. Army Corps of Engineers did not have jurisdiction over it because it is considered to be isolated. We have given to you another map with the new plan overlaid on the initial plan just to show you the differences. Phase 1 still would be retail "J," the fuel dispensing station, the main in/out driveway, the connection driveway over to 4110 West Ridge Road, two traffic signals, and the off-site improvements. I have received a letter from Gina DiBella, chairperson of the Town's Historic Preservation

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Commission, regarding the cobblestone house on our site. Our position on that house has not changed: we offered to maintain it, to preserve it, and to try to find a suitable use for it. We previously were approached by an individual about moving it, and it was about \$400,000 to move it back then, with no guarantee that it would be in the same condition when moved.

Mr. Fisher: One question is what the condition of the house would be. We have looked at this issue before and, Ms. DiBella has stated that it is a resource for the Town of Greece, and a means to highlight our history; the best way to retain our history is to retain those structures. You are a professional organization with a lot of contacts and imagination to be able to use this building in a productive way in the Town of Greece. This will be more beneficial than moving it somewhere else.

Mr. Selke: One member suggested using it to house the backflow prevention equipment.

Mr. Colucci: We are in an embankment position, coming downhill off West Ridge Road. When we put in the backflow prevention device, it will be underground and out of sight; it won't be a big metal box. To put it in the cobblestone house will be more detrimental to the house. Again, we want to preserve it and find an adaptive use for it. It will remain, and we think that we can be successful in that effort.

Mr. Fisher: One possibility is providing that the north is an add-on to use the front of a new combined structure, where access is in place. It could be used on-site and highlighted such that people could use it as a remembrance of that structure.

Mr. Colucci: If the same condition of from the previous site plan approval could be used this time, I'd be happy to discuss relocation of the house to be on the same page regarding the ultimate position of that structure. I'm closer than I was in July to finalizing a deal for tenant J and would like them to participate in the Planning Board meetings with us. I have them that I need building elevations; otherwise, I cannot get approval. As soon as I do have the architectural elevations, I will forward them to you.

Mr. Copey: I have passed out a copy of the letter from the Historic Preservation Commission regarding the cobblestone house. The letter recommends that the house not be moved, noting the expense, the possibility of damage, and the effect that relocation could have on the building's eligibility for listing on the state or federal register of historic places. As the Chairman pointed out, the house retains its character by staying in the Town of Greece. The street on the site plan has to be updated; it's not shown. What they have done with moving the development closer to West Ridge Road is better for a number of reasons, such as less pavement and being closer to and more visible from West Ridge Road. Anything new on traffic?

Mr. Colucci: The traffic study is being finalized and will be delivered as soon as it's done.

Mr. Gauthier: The applicant's response letter, dated August 1, 2016, generally represents very positive indications. I can't say that there are any negatives that emerged at all; they have been very responsive. There are details to be resolved, but every indication is that you will be compliant with our requirements for sanitary sewers. I really have no room for negotiation on that matter. We follow the Town's construction specifications. I like that the layout has been condensed and that there is more green space. We will discuss the storm water further; there is a lot of common ground, and I'm encouraged by your approach.

David Zambuto, 70 Black Duck Trail: I am speaking on behalf of my neighbors. We recently moved in and never were told by our builder about this development in the back. We just learned about it last week. I have a letter to submit to the Board, but to summarize, we have chosen this neighborhood because of the woods, and been told by our builder that it was landlocked and designated forever wild; now we see that it is not the case. We did paid an extra premium, as we thought it would be long-term wildlife. West Ridge Road already has a

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lot of commercial development; this will create noise, pollution, and create a visual intrusion. The wildlife will be disturbed as well. The construction of the site will bring construction traffic noise and dust in for the three years of proposed construction. There are concerns about vandalism and crime and safety. This project will alter the scenic and quiet neighborhood and will create a magnitude of hazards general welfare of the residents in the Creek house subdivision. We would ask that a minimum of a 150-foot-wide buffer be kept, and that there be at least 300 feet from our properties to the buildings. We would like to request that any planned access roads to the new buildings and the pond have a berm or privacy fence. We also want limitations on light spill, patrols of the shopping center by the Greece Police, and The DiMarco Group to provide regular communication as the project progresses.

Mr. Fisher: When the property was rezoned about seven years ago, the Town Board recognized the concerns of the neighborhoods and put a requirement on that there be at least 100 feet of buffer between. The access road for the sanitary sewer happens to be on the east side of the site, and actually could be put further to the west, which is in your interest; in any case, that road will be rarely used. The first phase of development will be more on the west side of the site, so the immediate effect will be less. The developer mentioned less pavement, which will mean less storm water runoff. The space to the north will be left for storm water. I welcome you to come and look at the maps to see how it relates to your property. The Board will not be acting on this proposal tonight; we would be interested in any other suggestions that you might have.

Mr. Colucci: The plan that we initially proposed is all within the thresholds of impacts for the rezoning; traffic, noise, drainage, wildlife, and all those sensitive receptors were taken into account. This revised plan shows even less environmental impacts, and we feel comfortable that we are within those thresholds. We are updating the traffic analysis; the background traffic will be less because the project to the south of our site is much less than what previously was proposed. The traffic signals will be in place and will be a good thing in terms of safety. We are exploring moving the sanitary sewer westward; if we could do that, there would not be a need for the access drive on that side.

Mr. Selke: Are we dealing with that now in Phase 1?

Mr. Gauthier: By necessity, some segments of the sanitary sewer will have to be dealt with now.

Mr. Copey: The developer knows what they are expected to do.

Mr. Selke: The neighbors also will have some expectations.

Mr. Gauthier: The developer will be working on the entire site in Phase 1.

Mr. Selke: Will we be able to revisit these issues in future phases.

Mr. Copey: I don't think we would completely revisit all the issues. I don't want to leave anyone with the impression that a 100-foot-wide buffer today can become a 150-foot-wide tomorrow. We want everyone left with the understanding of what is expected. The proposed 100-foot-wide buffer is more than what the Town typically requires. Also, by moving the project southward, it will be farther away from the homes. We want it established in Phase 1 what will be expected for the entire project. The site will be cleared, the developer will come back to the Planning Board for additional site approvals, and the specific size, shape, location and orientation of a future building might change a little, here but want to know what to expect.

Mr. Selke: How much buffer is there now?

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Mr. Copey: The buffer area is pretty wooded. There aren't open areas, and the trees are deciduous. Our recommendation would be to work with what is there, rather than planting new.

Mr. Fisher: These trees have taken a long time to reach their current height and density; it would take a long time for new trees to fill that area.

Mr. Selke: I'm thinking of filling in gaps where they might be.

Jeff Neu, 58 Black Duck Trail: I can tell you that in the winter when the leaves fall I can see the street lights from my house. I can guarantee that we will see the parking lot lights, so maybe you should plant evergreens that also would act as a noise buffer. If this will be a Walmart, as I have heard, we will have a whole other empty plaza; also, the K-Mart will be leaving soon. I'm not opposed to business, new jobs, more taxes being generated, but I would like the property in the Town being used better so as not to impact the wildlife and such. If you have any information to give us, we as residents would like to be informed of other meetings. Our builder never told us about any development, and we paid more for our lots because the adjacent land was going to be left as is.

Mr. Fisher: We require that there is no light spill and that the lights be shielded.

Mr. Neu: What is the access road used for? Will there be provisions put in place so that the pond is not a breeding ground for mosquitos?

Mr. Gauthier: The pond will be designed in conformity with the New York State Department of Environmental Conservation ("NYSDEC") and Town requirements. Mosquitos live in the lake, they live in wetlands; they live everywhere. The current design put forth by the NYSDEC, has provisions to minimize the dangers associated with the kind of mosquitoes that breed West Nile virus, but any body of water or catch basin has a risk of being a breeding place for mosquitoes.

Mr. Neu: Would you want that behind your house?

Mr. Gauthier: The pond is a requirement. If the developer could do the project without putting in a pond, they would do it.

Mr. Neu: I understand that; you need someplace for runoff. Any reduction would help.

Mr. Arthur Daughton, 52 Goethals Drive: Two things I got out of the last meeting was they intend to keep the old building and I have to say since the last meeting I have done a lot of homework. I have visited both sides, Elmridge, and have talked to those people. I thought to myself about moving the building, but without looking over your shoulder, this makes sense. I have talked to Paul on the phone about this, the one thing, when I did this job, the one thing that I loved was that day when we cut the ribbon on the project that we developed. We never left anything behind, in my heart of hearts I'm sort of torn with thing because Elmridge is dead now. Here is what I see is all people in Elmridge will end up here as my gut feeling who has done this for a living. I believe this is the opportunity. I have read the letter from Gina DiBella, and requested a letter from SHPO [the State Historic Preservation Office] about the possibility of moving the building. These conversations were taken last week. I got hold of all the players and have a list for you. I talked to them and they are all for it but who will pay for it? There are companies out there who can move it without ruing the integrity of the building. I called Home Depot and they are willing to participate. There is an opportunity here for a win-win.

Mr. Fisher: When we have issues regarding historical things, we have experts who will indicate what is best. Ms. DiBella recommends that the house stay in its place, which is really the significance of it. It's our interest to maintain this structure if we can, especially because

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it's in a high traffic corridor. If it's done correctly, it will improve the visibility and attractiveness of the building. To keep it within the Town of Greece is what is desirable.

Mr. Daughton: I'm not saying you can't do it. It's about cost effectiveness.

Mr. Fisher: I'm relying on the developer for their expertise and "horsepower" to be able to make it happen. The developer recognizes that we have an interest in this, and they have come up with some ideas.

Mr. Daughton: I know where Paul stands on this. I'm giving you the two hats that I wear. I look at as how it was and what could be.

Mr. Selke: Are you looking for standard-type architecture or will it be something different? We are looking for something with a little class being on West Ridge Road. What will the land look like while you are waiting for other tenants? I know that this development is a process that will take more than a year.

Mr. Colucci: The new tenant is preparing an elevation. It will not be a cookie cutter design, but they are looking at the area around and are looking at guidelines. As soon as I have the designs, I will forward those to you. I will bring you samples of what we have when we are waiting for future development, what those pads or sites look like. After we get an anchor the other tenants will come quickly. But I will go over that for next meeting.

Mr. Fisher: I think more communication is better, and also for the neighbors to ask questions. Moving the building closer to West Ridge is a positive thing, less parking when not necessary, and moving the gas station to front provides a landscaped area that highlights the entrance.

Motion by Mr. Antelli, seconded by Ms. Slocum, to continue the application to the August 17, 2016, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO AUGUST 17, 2016, MEETING**

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New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 8:15 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