



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**OCTOBER 4, 2017**

**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

Christine R. Burke

John Geisler

William E. Selke

Jamie L. Slocum

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

### **Absent**

### **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: DVL2, LLC  
Location: Generally, southeast corner of Latta Road and Long Pond Road  
Mon. Co. Tax No.: 045.03-4-1, 045.03-4-2, 045.03-4-3, 045.03-4-4, 045.03-4-17.11 & 045.03-4-20.111  
Request: Site plan approval for a proposed medical office building (one story, 15,000± square feet), with related parking, utilities, grading, and landscaping on approximately 15.2 acres  
Zoning District: BR (Restricted Business)

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

Jerry Goldman, Esq., Woods Oviatt Gilman LLP; Matthew Tomlinson, Marathon Engineering; Nathan Rozzi, Hanlon Associates; and Amy Dake, SRF Associates, presented the application.

Mr. Goldman: We have been before the Board on a number of occasions for this project, and we are here tonight to wrap up our discussion relative to the site plan and receive approval for the medical office building that will be located on eastern portion of the site. The overall site is partially developed by banks are located near the corner of Latta Road and Long Pond Road. What is labeled Parcel 1 is a restaurant and will have to go before Town Board for a special use permit. The overall site is subject to State Environmental Quality Review Act ("SEQRA") review and analysis, and the current site plan is for the medical building that is shown on the plan. We have asked our architect to speak about the building as that was of interest to the Board; we also have our project engineer to discuss any remaining issues. We think that we have fully discussed and exhausted the traffic issue with regard to the site. We have input from the New York State Department of Transportation ("NYSDOT"), Monroe County Department of Transportation ("MCDOT"), and the Town's Traffic Advisory Committee ("TAC"). Drainage has been a topic of discussion, and at this point we think that we have addressed the basic fundamentals of the site issues.

Mr. Rozzi: On our rendering we show the office building, and I have some samples of materials to show to you. There are several brick wainscots, aluminum for the window system and overhangs, and a cast stone sill that goes over the brick. Stucco will be the primary material on the front of the building, with a complementary vinyl siding for the back of the building. This a one-story building but there is a parapet that will screen the rooftop units.

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Mr. Sofia: I think that the east and south elevations could use some enhancement. I know that there is buffering between the east and the neighbors, but it will be a while before the landscaping fills in.

Mr. Tomlinson: We are showing a staggered row of eight-foot-high pines. They grow between two and three feet a year, so it will be only a couple of years before there is significant screening for a large portion of that building. The roadway and ground floor and even second floor of The Gardens at Town Center apartments to the east are far below the base elevation of the new building. So the first floor of The Gardens at Town Center building looks at the berm; the second floor is about eye level with the new building, and that is where the plantings will be. There will be a significant amount of screening almost immediately upon construction.

Mr. Sofia: What is on the bottom of the building?

Mr. Tomlinson: There are several windows, so it is not completely blank.

Mr. Sofia: Without a lot of cost, could you add a band of a different color vinyl to the east side of the building? The north side looks beautiful and I know the south side will be future expansion.

Mr. Geisler: I agree, it will break it up a bit.

Mr. Selke: I went over there, and I don't think that there is not a lot of impact to the neighbors, but I think that the band would be a good idea.

Mr. Copey: The only new advisory comment is from our TAC; they agree with the NYSDOT and MCDOT comments about the traffic.

Mr. Gauthier: The TAC has reviewed it again, and their consensus is that they agree with the position of the reviews that have taken place.

Mr. Copey: The Board has SEQRA lead agency status for the environmental review of this application; I have drafted a negative declaration for the Board. The Board has done a full and thorough review. I focused the draft on the buffering that was discussed and the traffic impacts. In the resolution I have summarized the back and forth with the NYSDOT and MCDOT, the reviews of the initial analysis, and the reviews of the revised analysis that was provided in August; the change in use from urgent care to medical offices did not change any findings. The NYSDOT would like to reevaluate future phases at a later time to determine whether additional traffic-related modifications would be needed. They want to wait till Phase 1 is up and running to do an analysis of the traffic as it is at that point in time and then make a determination whether the westbound left turn lane on Latta Road should be extended to this site's driveway, or whether a traffic signal should be installed. The NYSDOT also asks that a "phase mitigation plan" agreement be made, whereby the applicant agrees to make those improvements at certain phases at the project, if required. I have a draft approval resolution for the site plan. A couple of notes to highlight: the approval would be for only the medical building; and the house on Latta Road that will remain as a construction office will be maintained appropriately, with a mowed lawn. As requested by the NYSDOT, the developer has to enter into the "phase mitigation plan" agreement and further agree to make highway improvements as required by the NYSDOT and MCDOT. The Fire Marshal asked for a traffic preemption system.

Mr. Gauthier: We had traffic and drainage issues; those have been addressed.

Tom Seeley, 100 Greece Center Drive: Is the new road going in during Phase 1 with the medical center?

Mr. Fisher: Yes.

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Mr. Selke: The traffic study came out well. How much emphasis was put on future development? We are going to see more traffic.

Amy Dake, SRF Associates: We used a total of six years buildout for the full development, and we included a 1/2 percent per year traffic growth factor. We included ambient growth in traffic, what could possibly happen, and any other development in the area.

Mr. Selke: Could someone explain the emergency signal and the traffic in that area? Will that be the applicant's responsibility?

Mr. Tomlinson: My understanding is that there is a strobe mounted on the emergency vehicles, which safely changes the traffic signal far enough in advance for cars to stop safely. The developer would agree to have that installed.

Mr. Selke: Who will be responsible in Phase 2 for any changes to the roadways?

Mr. Fisher: One of the proposed conditions of approval is that, as each phase progresses, the developer would be required to meet what the NYSDOT or MCDOT has asked for.

Mr. Goldman: The site plan approval covers the 15,000-square-foot building; we are planning for expansion space of up to 10,000 square feet in addition to that. We have put buildings along Latta Road and within the site; all those buildings were included within the traffic analysis that was done. Until we come in for the remainder of the development, we won't know of any improvements that are necessary; however, we will be before this Board to discuss those things.

Mr. Selke: There will be left and right turns out of that entrance?

Mr. Goldman: Yes.

Ms. Slocum: The house that will remain will be the one to the east. What will happen with that existing driveway? Will it be closed or will you access the house from the back?

Mr. Tomlinson: The driveway for the house will be used just by the site manager for his truck, but no construction equipment; they will enter through Long Pond Road. It will not be connected at all, and I do not anticipate more than a couple of vehicles. The house will be there until Phase 1 is complete.

Mr. Fisher: We have had an opportunity to go back to our TAC, and in the light of the questions there were raised and the additional information, we have final confirmation.

**Mr. Selke made the following motion, seconded by Mr. Geisler:**

WHEREAS, DVL2, LLC (the "Applicant") has submitted a proposal to the Town of Greece Planning Board (the "Planning Board") for approval of a site plan for a proposed ±15,000 square foot medical office building, which will be Phase 1 of a multi-phase development consisting of 7 or more additional commercial buildings, for a total of 70,000± square feet on 12.84 acres; and

WHEREAS, the Planning Board has conducted a coordinated environmental review for the entire multi-phase development, but is granting site plan approval only for construction of the first phase; construction beyond Phase 1 will require additional site plan approvals.

WHEREAS, having carefully considered all relevant documentary, testimonial, and other evidence submitted, the Planning Board makes the following findings:

1. In summary, the Applicants request site plan approval for a proposed 15,000± square-foot medical office building, which will be Phase 1 of a multi-phase development

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consisting of 7 or more additional commercial buildings, for a total of 70,000± square feet on 12.84 acres, with related parking, utilities, and grading (the "Project").

2. The Premises are located on property in the Town of Greece (Monroe County tax account numbers 045.03-4-1.0, 2.0, 3.0, 4.0, 20.111, and 17.11) located near the southeast corner of the intersection of Latta Road (New York State Route 18) and Long Pond Road (Monroe County Route 136).
3. 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"), the Project constitutes a Type I action under SEQRA.
4. The Planning Board considered the Project at a regular meeting on September 6, 2017.
5. On May 17, 2017, in accordance with SEQRA, the Planning Board passed a resolution declaring its intent to become the Lead Agency for the coordinated environmental review of the Project, directing the Planning Board staff to provide notice of such intent to all involved and interested agencies.
6. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives, which included but was not limited to: oral and written descriptions of the Project; site development plans; a Traffic Impact Study (the "TIS"); a Proposed Signal and Road Improvements Study; a Storm Water Pollution Prevention Plan (the "SWPPP"); an Engineering Report; and Part 1 of an Environmental Assessment Form (the "EAF") (collectively, the "Environmental Analysis").
7. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information submitted by the Applicant's representatives, including but not limited to: supplemental or revised maps, drawings, architectural elevations, descriptions, analyses, and reports; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
8. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and oral or written comments that resulted from telephone conversations, meetings, or correspondence from or with various involved and interested agencies, including but not limited to: the New York State Department of Transportation (the "NYSDOT"); the Monroe County Department of Transportation (the "MCDOT"); the Monroe County Department of Planning and Development; the Monroe County Department of Public Health; the Town's Traffic Advisory Committee (the "TAC"); and the Town's own staff.
9. 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 October 4, 2017.
10. The Planning Board has carefully considered the Environmental Analysis, which examined the potential effects of the Project on the following principal relevant issues: buffering; vehicular traffic; and storm water management. A summary of the analyses of these issues and the Planning Board's reasoned elaboration supporting its determination of environmental significance follows.
11. **Buffering**

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The Premises are zoned for commercial development, and are adjoined on the east by multiple-family residential development, which serves as a transition in use between the site and nearby single-family residential development. Coniferous plantings (eight feet in height at planting) are proposed along the eastern boundary of the site, behind the proposed medical office building, to further buffer the multiple-family development immediately to the east. Minimal site lighting is proposed for the east side of the site. LED fixtures are proposed to be used, and lights will be mounted at a minimal height of 18 feet. The Applicant has agreed that all building-mounted lights shall be screened in accordance with local regulations.

12. **Traffic**

The Premises are located in the vicinity of the intersection of Long Pond Road (Monroe County Route 136) and Latta Road (New York State Route 18), a high volume signalized intersection. The February 2017 TIS prepared by SRF Associates accounted for existing traffic conditions, additional contributions to traffic volumes associated with known projects that are approved or under construction, as well as a 0.5% per year growth rate for a projected six-year buildout period for the project. The NYSDOT concurred with the report's conclusions in a letter dated May 30, 2017 from Regional Traffic Engineer David Goehring. The TIS was updated in August 2017 to reflect a change in use for the proposed 15,000-square-foot building (from urgent care to medical office). The updated report was re-reviewed by the NYSDOT and they confirmed that their May 30, 2017, approval letter remained valid based upon the updated trip generation in an e-mail from the NYSDOT's Robert Duennebacke on September 5, 2017. The study was also reviewed by the TAC; all reviewing agencies concurred with the following design modifications:

- The NYSDOT has determined that no additional traffic-related modification is necessary for Phase 1 of the development (for the purposes of traffic analysis, Phase 1 of the development includes the proposed medical office building and one (1) restaurant with a drive-up service window). However, because additional traffic-related modifications may be required for future phases, the NYSDOT has determined that a "phased mitigation plan" agreement is required to allow deferment of traffic-related design measures to a later date. The Applicant agrees to enter into such "phased mitigation plan" agreement at the time that it is requested by the NYSDOT.
- The Applicant agrees to conduct for the NYSDOT a "mitigation and signal warrant study" prior to approval of any development beyond Phase 1, and shall update said study for each future phase of development if directed to do so by the NYSDOT. The Applicant has offered to modify the design of the project to include, and will construct, such highway improvements as may be required by the NYSDOT, following the NYSDOT's further review of the traffic study or any update; such highway improvements may include, but are not limited to, a traffic signal, additional turning lanes, and closure of the existing Latta Road curb cut in front of M&T Bank (at 3165 Latta Road).

13. **Storm Water Management**

The project will occur on an undeveloped portion of an existing commercial site. A storm water management pond exists on-site which will be modified to accommodate additional runoff associated with the project. Standard construction procedures will be followed to control storm water runoff, erosion, and sedimentation during construction in accordance with all applicable regulations.

14. The Environmental Analysis examined the relevant issues associated with the Project.

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15. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
16. The Planning Board has met the procedural and substantive requirements of SEQRA.
17. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Project upon the environment, as set forth in SEQRA.
18. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Project and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis and all additional relevant information submitted.
19. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
20. 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.
21. To the maximum extent practicable, potential adverse environmental impacts revealed in the environmental review process will be avoided or minimized by Project elements that are integral to the design or by the Applicant's voluntary incorporation of Project design modifications 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 Project will not have a significant adverse impact on the environment, which constitutes a negative declaration.

And be it further

RESOLVED that this determination constitutes the Planning Board's analysis of Part 2 and Part 3 of the Full Environmental Assessment Form, and constitutes the Board's reasoned elaboration of why the Project, with the design elements proposed or incorporated by the Applicant, will not have a significant adverse impact on the environment.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Slocum</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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**Mr. Selke then made the following motion, seconded by Mr. Geisler, to approve the application, 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

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- 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. Site plan approval is granted for the 15,000-square-foot medical office building associated improvements, as detailed in the approved plans. Additional approvals are required for future phases of development.
  3. The Applicant intends to demolish three of the four existing single-family residential structures now located along the Latta Road frontage the Premises. The fourth structure may be retained and used as an office during the phased development. If the fourth structure remains, the Applicant shall be responsible for maintaining it in compliance with any applicable building and property maintenance codes. As offered and agreed by the Applicant, areas of the site which are reserved for future development shall be seeded to grass and maintained as manicured lawn.
  4. The NYSDOT has determined that no modification to Latta Road is necessary for Phase 1 of the development (for the purposes of traffic analysis, Phase 1 of the development includes the proposed medical office building and one (1) restaurant with a drive-up service window). However, because design modifications may be required for future phases, the NYSDOT has determined that a "phased mitigation plan" agreement is required to allow deferment of mitigation measures to a later date. The Applicant agrees to enter into such "phased mitigation plan" agreement at the time that it is requested by the NYSDOT.
  5. The Applicant agrees to conduct for the NYSDOT a "mitigation and signal warrant study" prior to approval of any development beyond Phase 1, and shall update said study for each future phase of development if directed to do so by the NYSDOT. The Applicant has offered to modify the design of the project to include, and will construct, such highway improvements as may be required by the NYSDOT, following the NYSDOT's further review of the traffic study or any update; such highway improvements may include, but are not limited to, a traffic signal, additional turning lanes, and closure of the existing Latta Road curb cut in front of M&T Bank (at 3165 Latta Road).
  6. As offered and agreed by the Applicant, and if approved by the NYSDOT and/or the MCDOT, a traffic signal preemption system shall be installed in the traffic signal network in the vicinity of this project, to facilitate emergency response.
  7. 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.
  8. 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.
  9. 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.
  10. Addresses for each building shall be added to the plan.
  11. 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.

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12. 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.
13. 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.
14. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be EFIS (in the tan/brown color family) and horizontal siding (in the tan color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan.
15. As offered and agreed by the Applicant will add contrasting band of color on the east side of the building subject to approval by the Planning Clerk.
16. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
17. Snow storage areas shall be identified on the site plan and landscape plan.
18. The locations of the designated fire lanes shall be shown on the Site Plan.
19. 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.
20. 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.
21. Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
22. Suitable access roads and temporary street signs shall be installed and maintained so as to provide continuous access to fire department and other emergency vehicles prior to the commencement of any aboveground construction.
23. No building permits shall be issued unless and until the Applicant executes an agreement for maintenance of the proposed storm water management facilities as deemed necessary, subject to approval by the Planning Board's Attorney and the Commissioner of Public Works.

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24. 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.
25. 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.
26. 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.

27. Upon completion of improvements to the storm water management pond, the Applicant shall provide certification that such pond was constructed as designed and approved. Such certification shall be provided in the form of an as-built topographic survey with pertinent utility structures shown, prepared by a New York State Licensed Land Surveyor. No final approval signatures shall be placed on the site plan unless and until the Applicant has submitted to the Town a financial guarantee (such as a letter of credit, certified check, or other acceptable instrument), in an amount approved by the Town's Commissioner of Public Works and the Town Attorney, that is sufficient to properly construct the proposed pond, and to provide the aforementioned certification. No release of such financial guarantee shall be made unless and until the improvements and certification are completed to the satisfaction of the Town's Commissioner of Public Works and the Town Attorney.
28. 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.
29. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
30. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
31. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
32. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Slocum</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 APPROVED WITH CONDITIONS**

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**New Business**

None

**SPECIAL PLANNING TOPICS**

**New Business**

1. Applicant: Vendi Excavating  
Location: 2221 Ridgeway Avenue  
Mon. Co. Tax No.: 089.04-1-5  
Request: Concept plan review of new parking lot and site improvements with grading and landscaping on approximately 2.72 acres  
Zoning District: IG (General Industrial)

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

Walt Baker, DS, and Dominic Vendi, owner, presented the application.

Mr. Baker: Mr. Vendi has just purchased this property which is located close to the expressway. Currently, he is renting space from Gatti Plumbing. He would like to move his business and use the industrially zoned property for staging of his construction equipment for his excavating business. We are proposing to tear down the small garage, put up a 30-foot x 40-foot split-face-block garage and repair the existing building to use for his office. In the rear there would be a 100-foot x 50-foot garage for parking the large equipment in the winter. There will be an eight-foot-high fence. We met with Town staff and know there is a wetland; we will stay out of that area. We will keep the trees that are close to the road, and open up just the back. There will be landscaping added near the driveway entrance. There is a septic system on-site, and he will hook up to a sanitary sewer when it becomes available; it will be used just for an office.

Mr. Fisher: I think that leaving the vegetation in place will help screen the site. This is the kind of place where screening is a critical issue. Putting up the solid fence will help with that and provide security.

Mr. Baker: He is looking for security as well.

Mr. Selke: What will the future use be?

Mr. Baker: He would like this area cleared and then move to this area.

Mr. Selke: This is an industrial use, but it's in a busy area and this is big equipment. What kind of equipment? You don't get too many chances to get on or off Ridgeway Avenue; I look at that for safety. The equipment is high and should be screened. I think that, if we approved it they should come back to the Board to review how the operation worked before the other area was approved.

Mr. Vendi: There are backhoes; the equipment is about 10-12 feet tall. We will be leaving the trees. I want it to look nice and not like a junkyard. There will be a gate and the vehicles will be maneuvered behind there.

Mr. Geisler: What will the existing building be used for? What will the fence be made of?

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Mr. Baker: His office. The fence will be board-on-board. We will improve the entrance to the site and make it a little wider.

**CONCEPT PLAN REVIEWED**

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2. Applicant: West Ridge K Center, LLC  
Location: 3049 West Ridge Road  
Mon. Co. Tax No.: 074.13-3-31.1  
Request: Modifications to architectural elevations previously approved on July 6, 2017  
Zoning District: BG (General Business)

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

Alex Amering, Costich Engineers, and Tony Callaway, CEO, Callaway Architecture presented the application.

Mr. Amering: We were here about three months ago for site plan approval. Since then, we have been working with At Home; with me is Tony Callaway, the architect for At Home. There aren't many changes to the previously approved site layout; we have reduced the amount of parking in the rear because it no longer is necessary. The tenant will occupy the entire building, instead there being multiple tenants. From an operations standpoint, not much will change; the rear will be used for delivery. We do not have final approval signatures on the previously approved plans, so we thought that now would be a good time to discuss changes to the architecture.

Mr. Callaway: I'm the architect for the project, and the prototype architect for At Home. At Home started about 40 years ago as Garden Ridge. About seven years ago there was a rebranding and new ownership. After about year of study, they have established the At Home brand. We are now one of the fastest growing retailers in the country. We have added about 50 stores to the 75 that we had 5 years ago. Some buildings are new construction and some are second generation. Some are fairly dilapidated, and we completely renovate and modify consistent with our prototype in the rebranding process. We are home décor, and we continue to upgrade our products; we are in 28 states and continue to expand. This project has come together rather quickly, and as you know, you have approved the site, but we are showing you our upgraded prototype. On this elevation we have pilasters on each side of entrance. They are not just painted on, they do come out from the wall. On the endcap pieces, we have added that, we have added awnings which fill in the spaces between the entrance and the corners. We have added lights shaped like the house in our name and at night they are very nice and look comfortable. We really appreciate your seeing us so quickly. We know that this has happened very fast; we would like to open by first quarter on next year. My task is to work with you to finalize a design and get into the permitting process.

Mr. Fisher: We appreciate having a single tenant. That's what it was and that's what the building originally was intended for. It makes for the simplest conversion. I was attracted to the shoulder at the top of the building; it adds some variation.

Mr. Callaway: That piece is a gutter. We will encase that, change the color and add some detail; we have done it on other stores and looks very nice.

Mr. Fisher: Can the awnings be a different color? Maybe the blue color? The awning disappears now.

Mr. Selke: Maybe a band, a darker color.

Mr. Sofia: Is blue an option? The brick is not an option?

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Mr. Callaway: On this site, I would not propose brick. We have fluted block now, so we have a vertical piece and it will be painted; it will have a nice contrast. I can use a darker color for the awnings; I think that that would be fine. This has a pleasing, a soft look.

**Mr. Sofia made a motion, seconded by Mr. Antelli, to grant approval to modifications to the architectural elevations previously approved on July 6, 2017, and to direct the Planning Board staff to authorize material and color changes as described this evening.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Slocum</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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**ADJOURNMENT:** 8:40 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