



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

NOVEMBER 9, 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

None

New Business

1. Applicant: Northgate Animal Hospital
Location: 1055 Denise Road
Mon. Co. Tax No.: 060.07-10-2
Request: Site plan approval for a proposed addition (one story, 852± square feet) to an existing veterinary office, with related parking, utilities, grading, and landscaping on approximately 0.52 acres
Zoning District: DMU (Dewey Avenue Mixed Use)

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

Eric Ferri, representing Dr. Hughes, owner, presented the application.

Mr. Ferri: We are proposing an 852-square-foot addition. It will include a lobby and examining room, and an office for the veterinarian. There will be a gable roof, and we will be dressing up the exterior.

Mr. Copey: The Monroe County Department of Planning and Development and the Monroe County Development Review Committee had few or no comments. The applicant obtained a variance from our Board of Zoning Appeals last night. There were no comments from the Fire Marshal or Building department.

Mr. Gauthier: No comments.

Mr. Selke: What color will the dumpster enclosure be?

Mr. Ferri: We will make it blend in, maybe a tan.

Mr. Sofia: It looks nice.

Mr. Fisher: There are specific design requirements for this zoning district. This a tremendous improvement. It looks residential, and the applicant has added more glass to the front, which is an element that we like to see.

Mr. Geisler: The new roof and porch look very nice. What about the parking?

Mr. Copey: No change.

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Mr. Ferri: Most of the new space will be lobby.

Mr. Fisher: I notice the addition of the sidewalk to encourage pedestrian traffic.

Motion by Mr. Selke, seconded by Ms. Burke:

WHEREAS, Northgate Animal Hospital (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1055 Denise Road (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.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Ms. Burke, to approve the Proposal, subject to the following conditions:

WHEREAS, the Planning Board finds that, in accordance with Section 211-17.1 (B)(2), the proposed building addition is consistent with the intent of the Dewey Avenue Mixed-use District, building design standards.

NOW, THEREFORE, be it

RESOLVED to approve this site plan, 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.

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3. The seal and signature of the owner/developer's Licensed Design Professional shall be added to the plan.
4. 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.
5. A detail of the proposed dumpster enclosure and gates shall be included in the plans.
6. 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.
7. The exterior appearance (that is, materials, colors, and architectural style) of the proposed addition shall be generally the same on all sides of the proposed. As offered and agreed by the Applicant, such materials and colors shall be horizontal siding (in the blue color family) and stone wainscot (in the grey color family), with white trim and asphalt roof (in the grey/black color family). 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.
8. 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.
9. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Town Engineer. Signature lines shall be added for each.
10. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
11. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
12. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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SPECIAL PLANNING TOPICS

New Business

1. Applicant: Village Crossing, LLC
Location: 3455 & 3471 Mount Read Boulevard
Mon. Co. Tax No.: 075.05-2-9
Request: Concept plan review of proposed mixed-use retail and office buildings (two stories; 47,380± total square feet—23,240 square feet on ground floor, 24,140 square feet on second floor), with related parking, utilities, grading, and landscaping on approximately 3.35 acres

Zoning District: BR (Restricted Business)

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

Bryan Powers, P.E. and Donald Riley, Mark IV Enterprises, presented the application.

Mr. Powers: This is a concept proposal for a mixed-use commercial plaza. This is within what is currently two lots south of Tops Plaza, which is at the southwest corner of Maiden Lane and Mount Read Boulevard. Our proposal includes a 47,380-square-foot building, two stories, in which 23,240 square feet will occupy the ground floor and the second floor will be larger at 24,140 because there is a second-floor connection. In July of 2016, the two properties were rezoned from single-family to restricted business. Currently, there are two homes that are on the lots; these will be demolished. For the parking, we will need an area variance. We have 100 spaces proposed around the perimeter of the building, and because we adjoin and own the Tops Plaza, we will share some parking through a reciprocal easement. We will be utilizing the existing driveway with traffic signal at Mount Read Boulevard. There will be a screened dumpster area, along with some landscaped area in the sensitive areas of the property to the south. This will reinforce the deciduous areas to the south and west of the site and will help with buffering. We included a lighting plan. The lights will be LEDs and dark sky compliant, and any light spill will be addressed by using cutoffs on the light fixtures. There is a federal wetland on the site, encompassing the area near Paddy Hill Creek, but we have a low-lying area and have to be cognizant of the wetland designation. We are proposing a small encroachment on that wetland. We have discussed that with the Army Corps of Engineers ("USACE"), and they are okay with that; it's not a high-quality wetland to begin with. The site plan meets all the applicable lot standards with this zoning and also meets the setbacks with this site. However, because we are part of a business center we will need a variance for parking and for lot coverage. Utilities for the site already are there, and we will do the necessary backflow and metering in our building. Storm drainage will follow the modern requirements. We have two bio-retention areas; those are our first line of defense. Then all the storm water will flow to the underground chamber within the parking lot for detention purposes, and then from the chamber to Paddy Hill Creek. There are two sanitary sewers within Mount Read Boulevard. We will evaluate those to see if elevation and size are suitable to use. I have architectural elevations of the building to show to you. This looks like a mixed use and the Town Board was really excited about this look and I would hope that this Board is just as excited. We are not sure of the tenant use right now. Not a big box user, but if a medium box store came to us, we would try to achieve the same look; such a user just would occupy more space within the building. The first floor would be retail space and the second would be office space. We have received some comments from the Town's staff and have addressed some already; the rest, I don't see any show stoppers.

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Mr. Copey: I think that you are aware that the Monroe County Department of Transportation made request for completion of a pedestrian crossing on the east side of Mount Read Boulevard. The zoning ordinance requires the pavement on the south side of the site to be at least 20 feet. We need pay attention to the screening on the south side because of the residents to the south. I have a copy of the USACE letter of jurisdictional determination for the wetland.

Mr. Gauthier: The biggest issue is showing the floodplain delineation from the report that was prepared for the Town in 1975. We are concerned about staying out of the floodplain, and we want to see whether any layout adjustments need to be made.

Mr. Powers: Since 1975, Tops was built and our property at 749 Maiden Lane was built. With both of those projects, there were storm water facilities that were built adjacent to Paddy Hill Creek to handle additional flood storage; previous studies don't include that. There was a storm water management study done with Tops Plaza to analyze additional basis and how they affect the floodplain.

Mr. Gauthier: I'm mainly concerned about the development that occurred upstream of this site since 1975; there has been more flow, and that may have an impact. The Town is under more scrutiny in the floodplain area since we took a step up in our rating under the Federal Emergency Management Agency's Community Rating System program; we have to maintain that new, higher rating.

Mr. Geisler: Is there a discrepancy in the lot coverage? What does this represent?

Mr. Copey: The current zoning ordinance permits a maximum of 15% lot coverage, down from the 20% that was permitted by the 1988 zoning ordinance. They are at 15%.

Mr. Powers: We are just under 15% on the Village Crossing part of the whole site, but Tops Plaza was built under the old standards and is above 15%. We have to consider the lot coverage for the whole, expanded plaza under the current standards.

Mr. Copey: The new, overall lot coverage is less than what Tops Plaza is at, but the new number still exceeds the current standard.

Mr. Fisher: So you'll just have to get an area variance.

Mr. Powers: We are going to be submitting a site plan for Burger King with our application for the Village Crossing, so we can do everything together.

Mr. Selke: The zoning ordinance shows a large need for parking. Has staff taken a strong look at this?

Mr. Copey: There are two different standards to consider: one is the black-and-white zoning code requirement; and the other is a practical matter. We have found that our zoning code requirements may be more than what is needed in a practical sense.

Mr. Selke: Pretty impressive renderings and design. If people are going to park near Burger King, they have to be able to find their way and find traffic lanes; we want that done safely.

Mr. Powers: We have shown two access points between what currently is Tops Plaza and Village Crossing. Both access points line up with the drive aisles.

Mr. Fisher: The issue is the pedestrian movement. If people are coming from the existing Tops parking lot, there should be some way to get from there to the new development safely.

Mr. Selke: What is the plan for buffering to the south?

Mr. Powers. We have a densely planted row of deciduous trees. The residents to the south had the same concerns.

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Mr. Selke: What about the lighting? Will the lights be dimmed later at night?

Mr. Powers: They will be on timers, and there will be a bare minimum of building lighting.

Mr. Copey: Keep in mind that there might be an ATM on that side, and that would be required to have some bright lighting.

Mr. Fisher: The resident is likely to be in the vicinity near the drive-up window. Those are the types of things for which we want a permanent, year-round visual shield. Maybe we need a fence; it should shield from lights from the drive-up window area and car headlights.

Mr. Sofia: It looks like the driveway between the buildings is facing directly at the house of the adjoining neighbor to the south. That should be looked at.

Mr. Fisher: I think that you have done a good job with the building, with the colors and change in texture.

Mr. Geisler: Will the rear wall be staggered?

Mr. Powers: We have focused on the front, but as we advance the design we can break that up a bit.

Mr. Selke: Are the balcony and awnings a reality?

Mr. Powers: Yes because of the use. Some of the uses will be lighter and that goes back to the parking; that might be high for the upstairs uses but we are planning for the worst-case scenario in terms of parking demand.

Mr. Fisher: The new parking spaces to the west seem to conflict with people coming in and do not appear to be as helpful; I would those to be removed.

Mr. Powers: We were thinking that those could be used for employees.

Mr. Fisher: You have such a large field for parking at Tops Plaza. If you look at the use, there are some parking areas that usually are very empty. I would like to see those areas get used.

Mr. Copey: On the topic of parking, you have space on the east side that might be able to be used. On the south side, you should look at whether it makes sense to point the parking spaces toward the building; that would move the driveway south, but at least the parking spaces would not face the neighbors. It's a very nice-looking building, but it's a fairly large-scale development.

Mr. Powers: I thought that the Fire Marshal had looked at the driveway and parking on the south side, and I thought that he was in agreement with our layout at the time; I will revisit that with him.

Mr. Riley: We are aggressively going after banks and offices. The building will not be monochromatic. We're excited about this project and want to be respectful of our neighbors; we will work with them on the screening.

CONCEPT PLAN REVIEWED

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2. Applicant: Tra-Mac Associates, Inc.
Location: 499 Mill Road
Mon. Co. Tax No.: 058.03-3-15.11 & 058.03-3-16
Request: Concept plan review of the proposed Bellasera Place subdivision, consisting of 95 lots on approximately 64.3 acres
Zoning District: R1-12 (Single-Family Residential)

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

Richard Giraulo, Landtech Associates, presented the application.

Mr. Giraulo: We are here to review the next project to the west of Images West subdivision. We share Daffodil Trail with Images West. This project has a unique set of features. It has Smith Creek running through the middle of it, and it has some wetland. We propose a conservation easement to cover the floodplain area, which will allow us to do some storm water permitting through a riparian buffer by preserving the areas along the creek. You will get improvement to the storm water runoff. That will work well with this site because the creek bisects the subdivision. We will have storm water management facilities in the more traditional sense to handle the bigger storm flows. The nice thing about this project is the green infrastructure that now must be included as a part of all projects over an acre in size will be limited to what is shown on the map. We don't think that we will need any type of filter products in anyone's back yard. One issue with this site is the extension of a large trunk sanitary sewer. Currently, there is a 24-inch-diameter sewer that ends on the site. That pipe will be extended as a 15-inch-diameter sewer, as shown on the map, up to the east property line; that will continue to serve up to Manitou Road. The new sanitary sewer will not be able to serve the existing homes that are on the north side of Mill Road because they are at a lower elevation. The proposed lots are 80 feet x150 feet. We also have some really large lots, which we have extended back to the centerline of the creek. We sent a traffic assessment to the Monroe County Department of Transportation; they have reviewed it and they agree that sight distance is good and no modifications to Mill Road are needed.

Mr. Copey: The Fire Marshal and the North Greece Fire District have asked for a second source of water feed and a stub road; I see one on the map. There were no comments from the Town's zoning staff.

Mr. Gauthier: DPW and Engineering sent a letter with our comments to Mr. Giraulo; we have discussed those with him somewhat. The highlights of the comments are the sanitary sewer, the layout, and we are curious about the subsurface conditions. The Avery Park subdivision, west of Flynn Road, has given us a real education on how much people will encroach into Town easements and even go off their property onto Town property; it becomes a code compliance burden. There is a conservation easement and drainage easement, so we want to keep folks out of that area. I suggest that there be markers on the lots that show where the easements are. The other issue is what to do about the storm water facility to make sure that we get a Notice of Termination and forward that to the New York State Department of Environmental Conservation. We want to find out whether we can continue doing things as we have been, or do we have to have these areas dedicated to and owned by the Town in order to comply with the storm water management requirements. We are going to get some clarification and move forward.

Mr. Giraulo: We don't expect a lot of pushback.

Mr. Geisler: Where is the stub road? Is that Lot 93?

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Mr. Gauthier: We need to discuss whether it should be fully paved, or just shown on the map.

Mr. Copey: It provides a place for the water line and sanitary sewer pipe extensions to the limits of the project.

Mr. Fisher: You may want to have the Town's Traffic Advisory Committee review this if there is going to be a four-way intersection there.

Mr. Sofia: I would not build the stub; just have it shown on the plan.

Mr. Gauthier: The cumulative cost to maintain stub roads is incredible, so the preferred way is to show it on the plan and build it when needed.

CONCEPT PLAN REVIEWED

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3. Applicant: Addison Precision Manufacturing
Location: Generally, between 80 & 132 Gates-Greece Town Line Road
Mon. Co. Tax No.: 089.03-3-4.112 (part)
Request: Concept plan review of a proposed industrial building for manufacturing and related administrative offices (one story; 128,600± square feet) with related parking, utilities, grading, and landscaping on approximately 30 acres
Zoning District: FOI (Flexible Office/Industrial)

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

Robert Winans, P.E., DDS Engineering; and Anthony DeLeo, Engineer with Addison Precision Manufacturing, presented the application.

Mr. Winans: We show a 30-acre parcel on the north side of Gates Greece Town Line Road. We show a sanitary sewer and storm water management area on the northeast side. This site meets the zoning requirements. Addison is moving its successful operation to this location; they have outgrown their current facility. Traffic will consist of box trucks only; no tractor trailer trucks. I have a rendering that shows the outside of the building. As shown, it will be architectural block, with metal panels making up the rest of the wall structure. I will have more information when we apply for site plan approval. There will be a glassed entranceway, with landscaping. We show one driveway that will access the site for both employees and for deliveries. We have tried to isolate our development from the site to the east. As you can see, we will be saving an area of existing trees, about 100 feet or so, and any trees around the existing home to the south; we will try to supplement with new plantings in empty spaces. We are going to create a six-foot-high berm to block the farm area along the east side. The storm water pond will be located as shown on the map; it falls within the parameters that the Town has set up for what has been planned for that area. We will be doing our own water quality features—bio-retention, infiltration trenches, and additional pretreatment areas. Utilities are located at the road and can be tied into. We plan to apply next month for site plan approval.

Mr. Fisher: This a perfect application for what this land was intended to be. It's high-quality manufacturing, and it's a great match. Anything that we can do to help this along. Thank you for bringing this to us.

Mr. Copey: We don't have detailed review comments yet, just some comments on Americans with Disabilities Act accessibility compliance, and buffering for the neighbors.

Mr. Gauthier: This design group has worked well to get to where we are. They have embraced what we had in mind for the drainage. For me, it's exciting to be going forward and being in a situation that's beneficial to the Town's drainage. I appreciate your cooperation.

Mr. Selke: Are there drainage issues?

Mr. Gauthier: The site does not have a drainage issue, but that developers earlier had expressed a desire to be at a higher ground floor elevation than what currently is shown. Where there is going to be a storm water management facility, we will have a site that will be a source of fill for the construction of the building; it's a match.

Mr. Fisher: Is it possible to put your facility higher and use more of the material to be excavated for the pond?

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Mr. Winans: We can try to put as much volume there as we can; we can look at it further.

Mr. Gauthier: We would like to see it, we can work with you.

Mr. Sofia: Especially for future expansion.

Mr. Selke: What is this zoned?

Mr. Winans: It is zoned industrial/flex.

Mr. Selke: What are the hours of operation?

Mr. Deleo: The A shift hours are 7:30 a.m. to 4:00 p.m., and the B shift is from 4:00 p.m. to 12:00 midnight. Most of the items produced are small. Raw material comes in two to three times a week; it's square and bar stock.

Mr. Copey: What do you make?

Mr. Delio: We are a computer numeric control ("CNC") machine shop for the aerospace field, medical fields. Anything that is high precision, we will take a stab at.

Mr. Geisler: Any storage outside?

Mr. Selke: Any trucks yourself?

Mr. Deleo: We have a box truck and pickup truck.

Mr. Sofia: It looks small. Would a tractor trailer truck fit there?

Mr. Deleo: We would not have a need for one; only box trucks.

Mr. Fisher: This is the cream of the crop of high precision, high value, and high skill, and that's really as good as you can get. So we appreciate your coming to this town.

CONCEPT PLAN REVIEWED

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4. Applicant: Crosstown Construction, Inc.
Location: Generally, east of North Greece Road between Cedar Creek Trail and Guinevere Drive
Mon. Co. Tax No.: 058.04-3-55.111
Request: Two, 90-day extensions of preliminary and final plat re-approval for the English Oaks subdivision, consisting of 15 lots on approximately 6.5 acres, previously approved on June 22, 2016
Zoning District: R1-12 (Single-Family Residential)

Motion by Mr. Antelli, seconded by Ms. Burke, to grant two 90-day extensions of the preliminary and final plat re-approval of the subdivision, previously approved on June 22, 2016.

VOTE:	Antelli	Yes	Burke	Yes
	Geisler	Yes	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

**MOTION CARRIED
TWO 90-DAY EXTENSIONS GRANTED**

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ADJOURNMENT: 8:30 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