



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

OCTOBER 20, 2021

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
Christine R. Burke
Richard C. Antelli
Jamie L. Anthony
John Geisler
William E. Selke
Michael H. Sofia

Michelle Betters, Planning Board Secretary
John T. Caterino, Clerk of the Planning Board
Matthew Trau, Junior Engineer
John Gauthier, P.E., Associate Engineer
Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

PUBLIC HEARINGS

Old Business

1. Applicant: Maiden Meadows, LLC
Location: Fairbourne Park
Mon. Co. Tax No.: 074.01-1-1.101
Request: Final plat approval for the Richland Estates subdivision, section 10, consisting of 19 lots on approximately 9.15± acres.
Zoning District: R1-E (Single-Family Residential)

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

John Caterino, Planner Town of Greece presented the application:

Mr. Caterino: This project was before the Board last meeting and we realized that the legal description had be incorrect with the number of lots. We have re-advertised; so it's just re-reading the motion.

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

WHEREAS, Maiden Meadows, 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 located at Fairbourne Park (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. 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 Planning Board completed its environmental of the Richland Estates subdivision when the Planning Board approved the preliminary plat for said subdivision.
2. The Proposal is in substantial agreement with the approved preliminary plat
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.

Mr. Selke made the following motion, seconded by Mr. Antelli with 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. Any Town of Greece approval or permit for these premises does not relieve the applicant, developer, or owner of the premises from obtaining all other town, county,

PLANNING BOARD MINUTES
October 20, 2021

state, or federal government approvals or permits that are required for the premises. A note that indicates this requirement shall be added to the plat.

3. 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.
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 unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
6. If the project "disturbance" exceeds 1 Acre of total area, 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").
7. Should a NYSDEC stormwater permit be required, 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-0-20-001, 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.

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 Engineering staff.
10. The Applicant shall work with town staff to attempt to maintain any existing vegetation along the southern property line in effort maintain a buffer from the neighboring townhome development.
11. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
12. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
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.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
October 20, 2021

New Business

None

SITE PLANS

Old Business

1. Applicant: Big Ridgecrest, LLC
Location: 1960 West Ridge Road
Mon. Co. Tax No.: 074.16-2-22.1
Request: Site plan approval for the construction of an 11,665± square foot addition to an existing building with related parking, utilities, grading, and landscaping on approximately on 5.12± acres.
Zoning District: BG (General Business)

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

Mike Montalto, Costich Engineering, presented the application:

Mr. Montalto: Consistent with the last meeting, the plans have been updated to demonstrate the parking works as a business center. There are 425 parking spaces; 415 are required. We are setting aside 200 spaces for Hobby Lobby. This takes into account 18,000 square feet of the basement of the Ridgecrest Plaza. We have added eight, 8-foot cypress to the north side of the parking lot to fill in for screening. We have added a filter strip and underdrain at the north edge of the property edge. The plans have been updated with topography shots, the area does rise a little to the north. Didn't feel there was an opportunity for a swale there consistent with conversations with John Gauthier, who felt that it would be more beneficial to intercept water at pavement's edge and direct to the storm water management facility. That leaves all the brush and vegetation that is already at the property line. The light on the north-east fixture, one light head will be removed. The grading has been revised to be consistent with dialog of the last meeting, and the parking lot will be sealed and restriped. The only issue would be how many dumpsters will be included.

Mr. Caterino: We did receive revised plans today, they are providing eight cypress trees along the northern side, also relocating the existing light pole. Some items in the resolution will be subject to staff approval.

Mr. Gauthier: The concerns I had last meeting conceptually have been addressed, I have not had the opportunity to study the drawings just submitted, but Mr. Montalto has agreed to work with staff and address concerns and confident he will.

Mr. Fisher: One area of concern was parking along the north end and car lights. In the winter they would shine in the back yard. The solution is two-fold, one is to increase the vegetation and also to put in a suitable fence to prevent headlights into yards. So some type of fencing that is supplemented with vegetation.

Mr. Montalto: We can add sections of privacy fence, there is reasonable amount of greenspace and there is existing vegetation. We are agreeable with putting sections of fencing in between

PLANNING BOARD MINUTES
October 20, 2021

the evergreens, not necessary a continuous privacy fence along the north, there is also an access easement to RG&E.

Mr. Fisher: My perception was close to edge of pavement would be fence, that would be continuous and behind that vegetation.

Mr. Montalto: Fence along the edge and snow removal does not work well.

Mr. Fisher: Any places that need to be filled in can be worked out with staff.

Mr. Montalto: I'm Okay with working with staff. I don't see a six foot fence in front of evergreens would be the most aesthetic. We would like the opportunity to intermix the fence with the plantings. I would love to do a shorter fence.

Mr. Fisher: I feel staff knows what we are trying to achieve and work with the applicant.

Mr. Selke: We also mentioned the collection of trash and that needs to be cleaned up periodically.

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

WHEREAS, Big Ridgecrest, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor subdivision, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1960 West Ridge Road (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, 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 an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest 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 an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
6. The Planning Board has carefully considered information, recommendations, and comments that 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 Transportation, the Monroe County Department of Planning and Development, and the Town's own staff.
7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written

PLANNING BOARD MINUTES
October 20, 2021

correspondence from nearby property owners, and all other 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.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal 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 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 careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

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	Yes	Burke	Yes
	Geisler	Yes	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Geisler then made the following motion, seconded by Mr. Selke, 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.

PLANNING BOARD MINUTES
October 20, 2021

2. 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.
3. 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.
4. 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.
5. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally consistent on all sides of the proposed addition. As offered and agreed by the Applicant, such materials and colors shall be EIFS and in the gray and brown/tan color family with white and light gray trim. 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. Details or catalogue cuts of the proposed light fixtures and standards shall be added to the plan.
6. 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.
7. Snow storage areas shall be identified on the plan.
8. The locations of the designated fire lanes shall be shown on the Site Plan.
9. 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.
10. 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.
11. 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.
12. 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.
13. If the project "disturbance" exceeds 1 Acre of total area, 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").
14. Should a NYSDEC stormwater permit be required, throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the

PLANNING BOARD MINUTES
October 20, 2021

developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-20-001, 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.

15. 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. If refuse is to be stored inside the building, a note that indicates this shall be added to the plan.
16. The outdoor refuse container shall be enclosed and screened from public view. A wall, fence, or landscaping may be used.
17. The Applicant shall provide additional landscaping along the northern side of the property to provide a uniform buffer to the benefit of the nearby residents. A note indicating this requirement shall be added to the plan. The final number, species, and location of such trees shall be subject to approval by the Planning Board Clerk
18. The final exterior site lighting shall be subject to the approval of the Planning Board Clerk.
19. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
20. The Applicant shall develop the Premises as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.
21. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
22. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
23. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
24. As offered and agreed by the Applicant, the Applicant shall work with staff to install fencing along with vegetation at the northern property line to provide buffering for the adjoining single-family homes, subject to the approval of the Planning Board Clerk.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: CASCO Diversified Corp/ Kohl's
Location: 4100 West Ridge Road
Mon. Co. Tax No.: 073.01-2-69
Request: Relief from Condition #12 (exterior appearance) of the site plan approval granted on November 19, 2003.
Zoning District: BG (General Business)

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

Mike Sundermeyer, presented the application:

Mr. Sundermeyer: There are two entrances to the Kohl's store and they are teaming up with the Sephora brand to bring to the store. On the east entrance that show the color changes would like to be added. That's the only area of exterior modification that would change is the painting, to bring the recognition to the store.

Mr. Caterino: We do not have many comments, this sits back from West Ridge Road.

Mr. Fisher: It looks like a reasonable addition and if it will help with retail that one of our goals.

Mr. Sofia made the following motion, seconded by Ms. Anthony:

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

REQUEST FOR RELIEF GRANTED

PLANNING BOARD MINUTES
October 20, 2021

ADJOURNMENT: 7:30 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