



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**OCTOBER 6, 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

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**

Jamie L. Anthony

#### **Additions, Deletions and Continuances to the Agenda**

#### **Announcements**

#### **Policy of Decorum**

PLANNING BOARD MINUTES  
October 6, 2021

**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 13 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.**

Rob Laviano, Maiden Meadows, LLC, presented the application:

Mr. Fisher: I know we heard this at our last meeting so has there been any comments since our last meeting?

Mr. Caterino: There has not been any comments. We do have a draft resolution 13 conditions of approval, 12 are standard, the last one is for the applicant to work with staff to try and save any vegetation along the southern property line, if possible.

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

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.

PLANNING BOARD MINUTES  
October 6, 2021

**Mr. Sofia made the following motion, seconded by Mr. Selke 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, 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.

PLANNING BOARD MINUTES  
October 6, 2021

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</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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PLANNING BOARD MINUTES  
October 6, 2021

**New Business**

None

**SITE PLANS**

**Old Business**

1. Applicant: Rochester Academy Charter  
Location: 1757 Latta Road  
Mon. Co. Tax No.: 046.14-8-1.1  
Request: Site plan approval for the construction of a 22,294± square foot gymnasium building, the existing convent building will be demolished. Site improvements include grading, new sidewalk connections and landscaping on approximately 4.02± acres.  
Zoning District: R1-10 (Single-Family Residential)

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

Randy Bebout, TyLin , presented the application:

Mr. Bebout: This project has been in front of the board, we had some items to address, and the biggest was engineering issues with the DPW. Our engineer spoke with the town and has a plan of how those will be addressed. There was some other items, site lighting in regards to foot candles at the east property line that has been revised and will meet the 0.0 foot candles. I have spoken to Mehmet with regards to the condition of the pavement around the church building, the plan is to at the tail end of the gym project, that they would engage the contractor to make the necessary repairs to improve the condition of that parking area. The last item was in regards to the historic nature of the church, I'm not privy to that conversation, that discussion was healthy and good so that is my understanding.

Mr. Caterino: Since the last meeting I have heard from Mr. Christiansen and he seemed satisfied a fence was going to be included along the east property line. We have discussed the possible local designation for the former church on the property. Those conversations are ongoing, but have been productive and we are going to continue to have those conversations. I have staff notes prepared, some conditions are standard, but some were site specific. We have to add one more condition #22, the existing roadway that is to be widened is located within an existing easement, so we will to have those boundaries amended to reflect the new roadway. If the board deems it appropriate another to be added regarding the patchwork to the existing parking lot.

Mr. Gauthier: Our prior comments were about drainage and have heard productive discussion today and there is general concurrence on resolving favorably. They have made good progress and will meet the town's requirements and will address remaining comments. I would make a recommendation they be approved.

Mr. Selke: Where are the exits and entrances?

Mr. Bebout: The main entrance is on the north side of the building of the upper level. There is an emergency exit on the east side and access door on the south side.

PLANNING BOARD MINUTES  
October 6, 2021

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

WHEREAS, Rochester Academy Charter, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1757 Latta 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 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.

PLANNING BOARD MINUTES  
October 6, 2021

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Abstain</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Geisler 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. 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 building. As offered and agreed by the Applicant, such materials and colors shall be smooth and

PLANNING BOARD MINUTES  
October 6, 2021

split face block in the brown and 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. 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 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. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
16. As offered and agreed to by the Applicant, the Applicant shall install a 6.0-foot-high, closed-construction fence, along the eastern side of the property to provide a noise and visual buffer to adjoining residential properties. The fence shall be the type and style as provided with the application.
17. The final exterior site lighting shall be subject to the approval of the Planning Board Clerk.

PLANNING BOARD MINUTES  
October 6, 2021

18. 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.
19. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
20. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
21. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
22. The Applicant shall amend the existing easement boundaries for the east side driveway/roadway to reflect the widening that is to occur.
23. As offered and agreed to by the Applicant, the Applicant shall make improvements to the existing parking area on the north side of the site.

**Mr. Geisler made a motion, seconded by Mr. Antelli, to continue the application to the October 6, 2021 meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Abstain</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPLICATION APPROVED WITH CONDITIONS**

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PLANNING BOARD MINUTES  
October 6, 2021

2. Applicant: Rich Laudisi  
Location: NE corner of Mill Road and Manitou Road  
Mon. Co. Tax No.: 058.3-1-72.1  
Request: Site plan approval for land disturbance (clearing and grading) exceeding one (1) acre on approximately 4.63± acres.  
Zoning District: R1-44 (Single-Family Residential)

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

Rich Laudisi, presented the application:

Mr. Caterino: No additional comments. Just one item, at the last meeting we did read into the record a letter from a neighboring property that made a claim on the property regarding a driveway and we would like Mr. Laudisi to affirm that the driveway won't be impacted as part of his clearing, and that matter will be dealt with prior to making subdivision application.

Mr. Schiano: That should cover it. We are not in the business of covering title issues and do not want to hold this up. As long as he's not disturbing and leaves buffering and screening, that should cover it.

Mr. Laudisi: I do not have an issue with that, our clearing boundaries is south of the driveway. Prior to making application we will have this situation remedied.

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

WHEREAS, Rich Laudisi (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at NE corner of Mill Road and Manitou 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").

PLANNING BOARD MINUTES  
October 6, 2021

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 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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</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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PLANNING BOARD MINUTES  
October 6, 2021

**Mr. Antelli made the following motion, seconded by Mr. Selke 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, 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. 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").
5. Should a NYSDEC stormwater permit be required, unless exempted by NYSDEC regulations, 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.
6. 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.
7. Subject to approval by the Town's, Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
8. The Applicant shall maintain the clearing limit boundaries as shown on the plans provided to the Board.
9. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
10. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
11. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

PLANNING BOARD MINUTES  
October 6, 2021

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</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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PLANNING BOARD MINUTES  
October 6, 2021

**New 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: This is an addition or repurposing of the Ashley Furniture building to convert to a Hobby Lobby with an addition of 11,665± square feet. You have all seen the plaza before and we have made improvements to the plaza along with storm water improvements. Last year they completed façade improvements and finalized the pavement parking and lighting. The property is under common ownership just different LLC's for financing. They operate under a reciprocal easement agreement. The Hobby Lobby property is self-sufficient, although has always operated as a business center. In reviewing staff comments the requirements for parking would 190 spaces for the plaza, 224 for Hobby Lobby, which means 414 required between the two properties we have a total of 436 so it is compliant. We represent a number of banked parking at the north field. The façade is being raised, the main part is at 29 feet, the entrance is at 35 feet, originally the intent was to save the tower but they would like to remove it, they don't feel it fits and want to soften its presence. The façade is EFIS with a number of different colors of gray and tan. Our grading plan reflects the entire sidewalk to be flush and at grade, we were raising grades of about a foot. Because we are extending the building toward the east we have to do some minor modifications of the parking lot to make accessible routes and the parking field not as steep. Instead of it as being a flush curb it will be a six inch reveal curb with the handicapped ramp at the location where it shown. That would reduce the stone fill of about six inches. It also reduces the amount of parking lot that has to be reconstructed. We do have a reduction in impervious area, we are losing about 7800 square feet of impervious area with the introduction of islands across the front of the building, and paved area north and south of the building will be turned into lawn and landscape area. The overall disturbance from a storm water standpoint is below one acre, we are about ½ acre where we would be excavating soils. We have received staff comments, there was a comment relative to the number of reserved parking spaces, we have looked at the code and we believe for the parking field we have provided six handicapped spaces. The existing site lighting is being moved so it's not in the middle of a parking stall. We have looked at comments and the four head configuration at the far north east part of the site, might exceed the 0.0 requirement for light spill, we will add a shield or drop one of the heads off the light to make it compliant. Another comment that was raised is could be get rid of some of the parking to the north. The development team noted that there is an obligation to provide 200 spaces to Hobby Lobby, they exist today and are not in any violation and we wish them to remain today. The entire area in the front would not be constructed, there will be minor changes in the pavement from a grading standpoint. It was mentioned there was a hole in the screening and we would be happy to provide some evergreens directly west of those parking spaces.

PLANNING BOARD MINUTES  
October 6, 2021

Mr. Caterino: We have not received comments from Monroe County and will forward those when we do, they are not proposing any work along Fetzner Road, and so the degree of comments should not be major. In terms of local town comments our building department were about the number of handicapped spaces and following building codes. Planning comments were about the lighting so any screening would be helpful. Since the parking lot will be rebuilt it was asked to provide a vegetated buffer to the north.

Mr. Gauthier: We had a good discussion that engineering had with Mr. Montalto and the drainage to the north and associated draining. We have had frequent residential complaints and many of those have been addressed. Mr. Montalto will continue to work with us regarding the drainage concerned addressed in the letter that we sent September 24<sup>th</sup>. The track record of this developer has been good as responding to concerns and confident we can go forward in having success resolving issues.

Mr. Geisler: In respect to the 13 spaces, is that all drainage or can vegetation be put there. Removing the sign has to be amended on the plan.

Mr. Montalto: That is overgrown now rather than taking out the vegetation, we could add a filter strip/drainage interceptor to take drainage and intercepts it before it gets the neighbors to the north. We have to amend the plans regarding the sign.

Mr. Sofia: I'll echo Mr. Caterino's comments regarding the light and buffering to the north. This gives us an opportunity to look at things, great job over all with improvements, we appreciate not having a vacant building. When we approved this sign it was quite controversial and it coming down which is certainly acceptable. Overall great job.

Mr. Fisher: I agree taking the tower down is a reasonable change. I would like to see the buffering to the north, it's really open to the north.

Mr. Selke: What is the hours and employee you have? I agree with taking the tower down.

Mr. Montalto: The landscaping plan shows the plantings. The hours are 9 to 8 PM.

Mr. Selke: Are deliveries in the back?

Mr. Montalto: Yes and the dumpster enclosure will be looked at and will determine what is needed.

**Mr. Geisler made a motion, seconded by Mr. Antelli, to continue the application to the October 20, 2021 meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
October 20, 2021 MEETING**

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Allied Property Developers, LLC  
Location: Sand Pebble Lane  
Mon. Co. Tax No.: 025.03-3-35.101  
Request: Concept plan review for a revised preliminary plat for the Buttonwood Heights subdivision consisting of 45 lots on approximately 27.9± acres.  
Zoning District: R1-E (Single-Family Existing)

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

Ed Martin, LandTech, presented the application:

Mr. Martin: This subdivision was approved back in 2003, there were 50 lots that were approved, because it did not develop in quick enough fashion the wetlands along the east have expanded warranting an updated wetland delineation and revised layout. The new layout has 45 lots, the issues regarding the stubs at the eastern end, the hammerheads, have been agreeable to staff. We do recognize the wetland buffer intrusions will require a permit from DEC and are prepared to obtain that. We are asking for feedback from the board.

Mr. Fisher: For the two lots off the stub street, if it could be done reasonably, it would seem to be appropriate for the town to abandon the right of way and have it as a private drive. I'm not sure what that would entail but if it could be done that would give you more flexibility on how you place the houses and provide more property to those two owner and reduce the town coming down to plow. Is the town willing to accept ownership?

Mr. Martin: That has been discussed and not sure where we stand and recognize that and will happy to pursue that.

Mr. Caterino: The ownership is still under discussion.

Mr. Sofia: Good call on the stub road that would be very attractive as a private drive. We have looked for monuments for the homeowners not encroaching in that area. Lot's 39, 40, 41, 44, 45 some trees being put there, have we thought about monuments for those lots?

Mr. Fisher: Since its town land it would be helpful for some documentation.

Mr. Sofia: Unfortunately there is too much history of people building things, cutting grass, leaving debris and taking ownership to property that is not theirs. What is the purpose of the trees?

Mr. Martin: I can tell you we have done this before and allows the town to see the boundary from a distance as they drive by and becomes evident someone has disturbed that. We would do that to supplement the monumentation marker.

PLANNING BOARD MINUTES  
October 6, 2021

Mr. Fisher: That might be the only area of contention aside from that it's what we approved originally.

Mr. Caterino: If we take ownership, that will drive certain items in terms of the design. There are items to hash out.

**CONCEPT REVIEWED**

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PLANNING BOARD MINUTES  
October 6, 2021

2. Applicant: Li-Cycle North American Hub, LLC  
Location: 50 and 205 McLaughlin Road (Eastman Business Park)  
Mon. Co. Tax No.: 089.04-1-3.22 and 089.04-1-3.21  
Request: A request for referral for administrative review of a site plan and three (3) lot subdivision for a proposed warehouse (310,000± square feet) with related parking, utilities, grading, and landscaping, on approximately 119.48 acres, pursuant to the requirements of Section 211-19 of the Zoning Ordinance.  
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)

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

Brian Burri, Steve Cushner, Bergman Associates, presented the application:

Mr. Burri: We are proposing a warehouse/administrative/visitor center building. We will have a total of 113 parking spaces, 56 will be allocated for the office and 57 for the warehouse. There will be significant landscaping, utilities and storm water practices. The site is located south of Ridgeway, 390 is to the west and Mt Read is to the east. I show the eco-industrial park complex, part of that complex, storm water management was designed and built to handle quantity component for all development in that area. I show the building here with an access will be off McLaughlin, the north will serve the parking lot, and the southern lot will be for employees. The second access, the southern drive will be for trucks. The third access will be private to and from the hub development. Utilities are on site. Landscaping we show a number of trees with different species of oaks, the yellow dotted space shows a clearing which will be a wild flowers mix and will direct you to the Li-Cycle logo and the visitor center. That wild flower mix will continue the back and then northwest will be a sunflower field. Along the north will be shrubs to screen the properties with a pine tree cluster in the center. For storm water we have to provide water quality those will bio-retention basins and have a section for impervious.

Mr. Kushner: In terms of the exterior, we have tried to keep a relatively neutral palette with gray metal panels but featuring blue color that works with the Li-Cycle logo. For a large facility we are essentially trying to make the building disappear to focus on the visitor center and the administrative area and draw people to that. In order to break up the north façade a little, that faces the residents. We will have some translucent panel features which will allow natural light into the building. But provide a break up of that long façade. The real feature to the facility is focused on the McLaughlin side where we can provide a feature metal panel material as backdrop. There will be east facing glass, the visitor center will be a glass enclosure that is surrounded by a perforated featured metal panel. To continue the thought between the admin and warehouse with the look of glass with translucent panels on the east elevation. This the primary entrance for staff and visitors. Another feature is during the day it will look solid but at night the building behind will reveal itself and have a nice glow to the visitor center.

Mr. Fisher: Last week we have a presentation of the whole plan and fully endorse the movement from its original location, which was next to Koda Vista to bring it down here is really ideal. Our purpose today is to determine if what you are proposing meets the requirements for the staff to handle the approval process based on the area identified near Kodak Park to be used for that purpose. It's been helpful for use to see what the use is but our motion to day would be aimed at having the staff continue the process of site plan and approval.

PLANNING BOARD MINUTES  
October 6, 2021

Mr. Caterino: This project is located in the EDIO district, set up in 2020 to promote growth of industry in the town and to provide economic opportunity to residents. To be eligible there are six items and any one of those could trigger the referral. This project meets more than one of those. It is a very large site and will require clearing and also for temporary parking and construction staging.

Mr. Burri: The criteria we meet four of those, we meet the distance, the height has to be less than 50 feet, it is not off a public road and we do not have to involve another municipality to review the site. I show here where the clearing will be to the east side of McLaughlin there will be the area for construction staging.

Mr. Biederman: We will be grading the area shown as staging for construction.

Mr. Sofia: Great job and to your point, the presentation last time gave us an understanding of what will be, I wish this building had more public exposure base on the looks it's going to be awesome in our town and feel comfortable that staff will take care of this based on precedence set and have no problem recommending this.

Mr. Selke: I feel the same way.

Mr. Caterino: Town Board will be lead agency for SEQRA because there is a special use permit involved.

WHEREAS, Li-Cycle North American Hub, LLC (the "Applicant/Project Sponsor") has submitted a request for referral for administrative review to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, for overall site plan and three (3) lot subdivision for a proposed warehouse (310,000± square feet) with related parking, utilities, grading, and landscaping, on approximately 119.48 acres, (the "Project"); and

WHEREAS, the Project is located within the Eastman Business Park area of the Town's Economic Development and Innovation Overlay (EDIO) District which is intended to promote the growth of industry in the interest of the local and regional economy and expand employment opportunities in the Town by prioritizing approvals in key locations and sectors; and

WHEREAS, the Planning Board has reviewed the Applicant's Project and affirms that the Project is eligible for referral under the requirements of the EDIO District.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby refers the Project for administrative review subject to the following conditions:

1. The Applicant shall work with staff and the Planning Board Chairman to provide updates to the Board regarding the administrative review process of the Project.
2. The referral for administrative review shall be for a period of no more than one (1) year, meaning that the site plan and subdivision shall be approved no later than October 6 2022, unless an extension is granted by the Planning Board.

PLANNING BOARD MINUTES  
October 6, 2021

**Mr. Antelli made a motion, seconded by Mr. Geisler, for referral for administrative review of the site.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION REFERRED FOR ADMINISTRATIVE REVIEW**

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PLANNING BOARD MINUTES  
October 6, 2021

3. Applicant: 447 Long Pond Road, LLC  
Location: 447 Long Pond Road  
Mon. Co. Tax No.: 034.03-9-69  
Request: Extension of the final plat approval of the Hawthorn Grove Subdivision, consisting of 7 lots on approximately 5.91 acres and previously approved on April 7, 2021.  
Zoning District: R1-18 (Single-Family Residential)

**Motion by Mr. Selke, seconded by Mr. Antelli, to grant two 90-day extensions for the final plat approval, previously approved on April 7, 2021.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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PLANNING BOARD MINUTES  
October 6, 2021

**ADJOURNMENT:** 8:50 p.m.

**APPROVAL OF PLANNING BOARD MEETING MINUTES**

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Alvin I. Fisher, Jr., Chairman