



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

NOVEMBER 2, 2022

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
John Geisler
William E. Selke
Michael H. Sofia
William P. Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney
Mathew J. Trau, Junior Engineer
John T. Caterino, Clerk of the Planning Board
Janelle Castellana, Planning Board Secretary

Absent

Jamie L. Anthony

Additions, Deletions and Continuations to the Agenda

Addition: West Herr, 4320 West Ridge Rd, concept review

Announcements

Mr. Selke made mention of the progress of Hobby Lobby (1960 West Ridge Road) and Tom Wahl's (671 Maiden Lane).

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Kelly Homes of NY LLC
Location: South side of Straub Rd, West of Round Creek Drive
Mon. Co. Tax No.: 88.02-2-14.2
Request: Preliminary and final plat approval for the proposed Eagle Ridge residential subdivision, consisting of twenty-three (23) lots on 24.3± acres.
Zoning District: R1-18 (Single-Family Residential)

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

Richard Giraulo, Landtech Surveying and Planning, and Doug Sample, Kelly Homes of NY LLC, presented the application:

Mr. Giraulo: At the last meeting, there was a lot of discussion and confusion related to any regulated wetlands on the property. As a result of that, Mr. Caterino from the town contacted the Department of Environmental Conservation (DEC) and they did a review of this site, issuing a letter to the town. I will review some of the highlights. Biotic Communities/Endangered and Threatened Species of Flora and Fauna: no occurrences were found in the vicinity of the project site. Article 15 Protection of Waters: there are no streams or ponds that appear on our state regulatory maps on the project site, however they may be subject to federal wetlands regulations. Article 24 New York State (NYS) Freshwater Wetlands: the project does not appear to be near or in currently mapped NYS Freshwater Wetlands. Historic, Architectural, Archeological, and Cultural Resources: the project is not located within an archaeological sensitive area. With that letter New York State has told us there are no regulated environmental features on the property, be it wetlands or any other concerns. The Town is also in possession of the Army Corps of Engineers response to federal wetland delineation that determined there were no regulated federal wetlands. So, the site has no State or Federal regulated wetlands. It is not to say there isn't wet areas on the site, that was discussed in great detail. I am happy to say that with the grading of this site we are going to relieve a lot of the wet concerns for the neighbors especially those with property on Straub Rd, their rear properties were under water during spring and heavy rains. The area drains from south to north and doesn't have a really good outlet. With this project we are going to be constructing a stormwater management pond that flows the water surface, 4 ½ to 5 feet lower than the existing ground, this will allow the neighbors yards to drain down into this facility. It will be piped out underground to the east where it will tie into the existing storm sewer. With that we have managed the storm water, we have managed the flooding from adjacent properties, and I think will be an improvement for the entire neighborhood. Other issues that came up were buffering. Typically, we don't buffer residential rear yards to residential rear yards. We do have some unique situations with grade and elevation changes on this site, so we did a revised landscaping plan. We thought there were two (2) areas we wanted to address with some buffering. On the entrance drive on the east property line, we are going to clear those trees out to construct the stormwater detention facility so what we have done is add a row of mixed spruce trees and northern Boyberry shrubs. We have changed the street trees to Robin Hill Serviceberry which come off the Town master tree list. It is a smaller decorative tree without a lot of big leaves to prevent any issues with the stormwater basin. The other area we wanted to buffer was our east line and the very northeast corner. In this location we are building our properties up because the road has to come up. The current houses are sitting lower so we can either leave some trees or take them out and add all new Evergreens. Other than that, the project is unchanged.

Mr. Caterino: After the last meeting, I reached out to Rob Call who is the deputy regional permit administrator for DEC in Avon, NY. The letter stated that the project does not contain

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any State regulated or Federal regulated wetlands. DEC was in receipt of the jurisdictional determination of the Army Corps of Engineers stating that the wet areas of the property were not waters of the United States and that is how they determine if something is a wetland or not. After the last meeting, there was comments about traffic on Straub Road. I reached out to our traffic advisory council and sometime early next year they will do an analysis of Straub Road. With winter coming and these being electrical and mechanical devices they don't react well to wet weather so, once they review the data and if something can be done, they will do so. I have had discussions with residents on Larkwood Drive and Cherry Creek Lane which were related to drainage and visuals from their rear yards looking into the development.

Mr. Trau: We have no major engineering concerns at this point, a couple minor easement concerns that we will go over with the engineer.

Mark Quinn, 106 Cherry Creek Lane: I would like to thank the builder for addressing our privacy issue. We are behind Lot #1 and Lot #2. My question then would be of drainage. I see an easement in Lot #2 for a 15-foot easement for the Town. Is there going to be a drainage pipe in there? Is it going to continue through Lot #1? I am just wondering if a one-foot swale is going to be enough to carry all the water through.

Mr. Giraulo: There are several easements associated with Lot #1 and Lot #2. We have storm sewers on the north and south side of Lot #1 so the discharge coming from the pond goes on the north side of Lot #1 and ties into the corner of property at 96 Cherry Creek Lane. The south side of Lot #1, between Lot #1 and Lot #2, we have a 12-inch storm sewer coming back to the swale and the catch basin and the swale to pick up drainage coming down the swale to this area. It has a longer route to go.

Mr. Schiano: Rick, at the last meeting there was a question that some of the neighbors had about construction start and end time, will you guy commit to a start and end time?

Mr. Sample: The noise ordinance goes a lot longer than even I was aware. As someone else brought up the point that the people doing this work do not want to be doing it until 10pm. We would be more than happy to internally restrict that. We can post times specific to the season. 7 am to 8 pm in the summer for noise of heavy equipment.

Mr. Sofia: They can be working on the inside of the homes outside of these hours, it's just for the noise factor.

Anthony Reisinger, 36 Larkwood Drive and 205 Straub Road: I think if I understand correctly if I am in the far north west corner and I think that the border of both those properties is the lowest point of the whole area and I can't tell from the drawings, it doesn't look like the drainage water handling is actually able to go over far enough to address the water that might run off into that area, is there any other way we could look at that area to make sure the water level isn't going to go up? Since it's the lowest area, I just don't know how you can get water uphill to the ponds. What happens if there are unintended consequences? If the property is developed and drainage is expected as designed but we still have a water issue, what do you have to remediate the problem at that point?

Mr. Giraulo: The dashed curve lines near Lot #16 represent the drainage swale proposed for the project related to Lot #15, so any runoff from our development will be picked up in that drainage swale, taken to the bio filter on Lot #15 and Lot #16, so we are picking up our runoff. We don't intend on disturbing that kind of flag area in Lot # 15, but I did put a swale in between our bio filter and the property just to our north to try to drain whatever water comes in there. It won't catch it all, but it will be an improvement from what it is today. The issue is the runoff from the neighbors, it's not our runoff. Apparently, there is a storm sewer back there in their project but unfortunately, it's not low enough to pick up the drainage. I have a swale, cutting into the ground to get up to the area, that flag area of Lot #15, to try to drain it.

Mr. Caterino: When construction is occurring, they will have to go by what is called a Storm Water Pollution Prevention Plan (SWPPP). They will have to manage all storm water drainage on their site. Inspections by the Town will occur to make sure that is followed through. After

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the fact, if the site wasn't working as designed, if there was an issue with drainage, the code compliance department can be called, they can investigate the issue and if the property is sending drainage off onto another property, then its enforceable. There are local and state requirements saying I can't send drainage off onto my neighbors.

Mr. Giraulo: The developer puts up a line of credit. This is money that the Town has control over to cover the costs of utility and grading so if something isn't getting done correctly, they won't release that money back to the developer. So, there is a financial guarantee that the Town has.

Arlene Jourdan, 158 Cherry Creek Lane: We experienced that new development going around the corner. Two issues we experienced, one was the constant tie back strips, boxes, papers, etc. constantly picking up the garbage. The other is drainage, you were saying that retention pond has a storm sewer that goes into the Cherry Creek Lane storm sewer, it goes between the properties, is it going to go in the Cherry Creek Lane or from the Cherry Creek Lane? My concern is capacity, one of the things that happen after the previous development went in, all of a sudden my storm sewer didn't work anymore. I called for service, they had camera's that looked through and I had rocks that had gotten lodged, and it caused my basement to fill with water.

Mr. Giraulo: In to Cherry Creek Lane, there is a big arch storm sewer pipe in the ground, like 2 feet by 3 feet, we tie into that, just a 15-inch pipe.

Mr. Quinn: Another question about buffering behind Lot #1 and Lot #2, is this a decision that we will make with the builder, or will he do on his own?

Mr. Giraulo: There is a landscape plan that an architect came up with. They are spruce. All the sizing and spacing are shown on the plan.

Mr. Sample: What we have done in the past is leave the homeowner with some flags and let them decide where to space them. These are going to wind up on the properties of these new homeowners so these trees will get planted before the people live in these new homes.

David Gigliotti, 276 Cherry Creek Lane: Has there been any more thought on screening in the southwest corner where the hill is cutting up to the property line?

Mr. Giraulo: Because the homes are going to sit 10 to 12 feet lower than Cherry Creek Lane we didn't see a need for screening. We are leaving a buffer where we can, not all the way to the property line but probably the worst case is Lot #12 because we are pinched with the cul-de-sac. We will be saving trees right along the property line.

Mr. Sample: I met with Mike at 294 Cherry Creek Lane, he is most pinched. It is still 8 to 10 feet of buffering but willing to leave a little more.

Mr. Fisher: I think this is why it is so important for residents to show up at these meetings, it's important for us and the developer to hear your concerns, and especially when we have a developer that is so cooperative it makes for a better project.

Mr. Selke: When do you hope to break ground? Can you explain the dirt runoff to the neighbors.

Mr. Giraulo: It is going to be a challenging site because of the hill. I don't think we will be starting till spring 2023. We are required to do inspections on the property when work starts. There is a detailed plan and will be monitored.

Mr. Selke: Is there going to be entrance signage? Who maintains it? What kind of street lighting?

Mr. Giraulo: Yes, for now the applicant maintains it. Town required street lighting.

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Mr. Sample: The sign goes on the west side of the road, facing northeast. We will maintain it until we figure out a plan, detail that hasn't been ironed out yet. If the residents do not want to maintain it, we can remove it, make it a landscaping berm. Ultimately it will be owned by Lot #23.

Mr. Geisler: One comment, I have heard good news about Chatham Estates. The builder has a great reputation. In dealing with some particular customers, they have been nothing but pleased. I applaud him and for attending and all the information we have here and what he has agreed to, sounds like a good developer.

Mr. Timmons: From the time construction starts, how long is it going to be until the water mitigation swales, ponds, and things are up and running?

Mr. Giraulo: The site work will all be done at one time. It could take 3-4 months. It may take years to build the houses depending on when they sell.

Mike Schum, 294 Cherry Creek Lane: I appreciate Doug meeting me today and discussing keeping some of the mature trees back there. If there could be some consideration for the scrub that is taken out to maybe put in some green shrubs to help with the line of site. I am curious of the bio retention area; can you describe what that is and what it looks like?

Mr. Giraulo: Bio retention area is essentially special soils that help to clean the storm water. An impression in the ground about one foot deep, six inches up from the bottom of the filter is a catch basin so the water doesn't get any deeper than six inches, but we want that first rain fall to run down into the bio filter, there is like a stone mulch on top of plantings and the soil is a permeable thick soil, with sand, topsoil and compost mixed together. In the bottom of that is a drain that water will run into that, go through the soil, get cleaned up, through the drain and out to storm sewer to the pond.

Mr. Caterino: The Board has a conditional resolution for approval. The majority of the approval are standard conditions for a residential subdivision. In terms of site specific, condition #10 is regarding Lot #16, that extends out to Straub Road. We haven't heard anything from the property owner of the landlocked property on Straub Road to see if they are interested in acquiring any property. So how we are thinking of addressing that is the applicant file a restricted convenience on the property so no road or vehicle access can come into this site off Straub Road. If down the road, the property is sold, the applicant would just come back in. Condition #15 is regarding the free-standing sign, the developer would be responsible for the maintenance of the sign until the property is sold off, then they property takes responsibility or removes it. Condition #16 installation of informational bollards along the bio retention facilities so neighbors or future owners know where their property ends, and the storm water facilities begin. We need to add condition # 21 regarding the hours of construction.

Mr. Fisher: I move to close the public hearing and ask for a motion regarding this application.

Mr. Sofia made a motion, seconded by Mr. Selke:

WHEREAS, Kelly Homes of NY, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary and final plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at South side of Straub Road, West of Round Creek Drive (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.

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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.
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:	Burke Geisler	Yes Yes	Anthony Sofia	Absent Yes
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**Selke
Fisher**

**Yes
Yes**

Timmons Yes

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. The preliminary plat shall show intended phasing. If the subdivision is to be developed in one (1) stage, then the plat shall indicate such.
3. Buildings shall conform to the elevations and locations shown on the approved subdivision or grading plans. At any time prior to the issuance of a certificate of occupancy, the Town may require certification of the location and elevation of the top of block of a basement or cellar. Certification of the as-built location shall be in the form of an instrument location map prepared by a licensed land surveyor. Certification of the as-built elevation, in relation to the vertical datum shown on the approved plans, may be in the form of either a survey note on the instrument location map, or an elevation certification form or separate letter prepared by a licensed land surveyor or licensed professional engineer. A note that indicates this requirement shall be added to the plat.
4. The street names and addresses of the lots in this subdivision shall be added to the plat.
5. One (1) tree shall be provided outside of the street right-of-way for each lot in this subdivision. Tree species and size shall be in accordance with the town's Landscape Guidelines for Development.
6. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
7. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plat.
8. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been submitted to and approved by the Town.
9. The town shall not take dedication of the proposed road and utilities unless and until the appropriate easement documents have been submitted to approved by the Town. A note that indicates this requirement shall be added to the plat.
10. A restrictive covenant shall be placed on Lot 16 in this subdivision for the following:
 - a. No vehicle access shall be permitted to Straub Road.
 - b. No resubdivision or subdivision shall be permitted for the purpose of creating additional building lots.

Said restrictive covenant shall be provided at no cost to the Town of Greece, shall be in a form that is satisfactory to the Planning Board's attorney, and shall be recorded in the Office of the Monroe County Clerk. No building permit shall be issued for any of

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the lots in this subdivision unless and until proof is provided that said restrictive covenants have been recorded in the Office of the Monroe County Clerk. Release or waiver of each restrictive covenant shall be only by the explicit, written, mutual consent of the owners of said lots and the Planning Board. A note that indicates this requirement shall be added to the plat.

11. Upon completion of construction of the storm water management pond, the Applicant shall provide certification that such pond was constructed as designed and approved. Such certification shall be provided in the form of an as-built topographic survey with pertinent utility structures shown, prepared by a New York State Licensed Land Surveyor. No final approval signatures shall be placed on the site plan unless and until the Applicant has submitted to the Town a financial guarantee (such as a letter of credit, certified check, or other acceptable instrument), in an amount approved by the Town's Commissioner of Public Works and the Town Attorney, that is sufficient to properly construct the proposed pond, and to provide the aforementioned certification. No release of such financial guarantee shall be made unless and until the improvements and certification are completed to the satisfaction of the Town's Commissioner of Public Works and the Town Attorney.
12. 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").
13. 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.
14. No building permits shall be issued for until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
15. The Applicant shall be responsible for all maintenance, repair or replacement of the proposed freestanding monument sign for the subdivision, until such responsibility is transferred to future owners indefinitely.
16. The Applicant shall provide informational bollards to delineate the bioretention facilities, subject to the approval of the Clerk of the Planning Board and/or town's engineering staff.
17. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
18. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
19. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
20. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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21. As offered by the Applicant, the use of heavy noise generated construction equipment shall be limited to 7am-8pm and comply with decibel levels per the Town's Noise Ordinance.

VOTE:	Burke	Yes	Anthony	Absent
	Geisler	Yes	Sofia	Yes
	Selke	Yes	Timmons	Yes
	Fisher	Yes		

MOTION CARRIED
APPROVED WITH CONDITIONS

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New Business

1. Applicant: Fieldstone Estates LLC
Location: North Greece Road
Mon. Co. Tax No.: 044.02-1-2 and 033.04-2-64.1
Request: Preliminary plat approval for the proposed Fieldstone Estates North subdivision, consisting of 145 residential lots on 99.82± acres.
Zoning District: R1-18 (Single-Family Residential)

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

Richard Giraulo, LandTech Surveying and Planning, presented the application:

Mr. Giraulo: Fieldstone Estates project is 145 lots on 99.82± acres of land that is zoned R1-18. All lots will meet the zoning requirements of 18,000 square feet minimum with a minimum front width of 100 feet and depth of 140 feet. The project to the east and south of this property are existing developments. To the south is Fieldstone Estates with lot sizes meeting the current R1-18 zoning requirements, these property sizes match the proposed project lot sizes. The property to the east of the project is part of the Forest Glen North subdivision. Those lot sizes range from 17,500 to 20,000 square feet. These properties also generally match the proposed lot sizes. Properties to the northeast are part of the Avery Park development which was approved under section 278 of town law. Those are a minimum lot size of 7,800 square feet or about 10,000 square feet smaller than the proposed project lot sizes. The only environmental feature on the property is Northrup Creek which generally runs along the west side of the project. It does separate three (3) of the proposed lots from the main project. Lots 143 to 145 and they will front directly on North Greece Road. There are no other environmental conditions associated with the property. All proposed road names have been approved by the 911 system and are unique to Monroe County area. A traffic impact study for the project was conducted by SRF Associates to determine if the projects will cause any negative impacts to the existing road networks. The study was sent to both the Monroe County Department of Transportation (MCDOT) and the New York State Department of Transportation (NYSDOT) for their review and approval. The study determined that the project will not have a negative impact on existing roadways level of service. This conclusion was accepted by the County and State DOT offices and letters of their concurrence have been provided to the Town. The only recommendation in the study was for an increase in the green light time for northbound/southbound approaches to the Latta Road/North Greece Road intersection. It will be up to the NYSDOT as to when any adjustments to the timing will be made. The project road network was laid out to connect with existing streets from the adjacent developments without creating a flow-through pathway. All roads will be built to the Town of Greece requirements and dedicated to the Town. A temporary turnaround will be added to the end of Kirch Drive as requested by Town staff. Water supply will be provided by public water mains installed by the developer and owned and operated by the Monroe County Water Authority (MCWA). The water mains will connect to existing stubs within the adjacent developments and create a robust water supply system. MCWA has approved the water supply system proposed for the project. Gravity sanitary sewers will be provided throughout the project from an existing 10-inch main that crosses the southeast side of the property. The existing sanitary sewer was designed as an up-sized sewer to serve this site as well as the Fieldstone Estates property and lands to the south. The only three lots that cannot be served by a gravity sewer are Lots 143 to 145 fronting on North Greece Road. Those lots are planned to be served by private pump stations pumping through a common force main discharging to the Tristan Circle sanitary sewer. We recently had a meeting with the Town of Greece to discuss the possibility of a trunk sanitary sewer line run from the Crescent Park Subdivision to the north. Although this sewer line is not needed for the

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Fieldstone Estates North project, a possible route location is along Northrup Creek through this project. The sewer is actually needed to serve existing residents on North Greece Road, as well as properties to the west. Further investigation is underway on possible routes and conditions that might lead to some future installation of this trunk sewer. The project owner has agreed to cooperate with the Town during this investigation but expects that it will not hinder the approval of this project. There is no objection to providing easements along Northrup Creek that would allow for the sanitary sewer installation in the future. As with all projects stormwater management becomes a key component of any plan. This project proposes managing the site stormwater runoff by expanding the existing stormwater pond, adding a second pond, and providing bioretention areas within some of the rear yards. The use of these practices will keep peak stormwater discharge rates below existing rates and will bring the project into full compliance with State and Town stormwater regulations. A new stormwater management pond will be constructed between the cul-de-sacs of Tristan Trail and Montridge Run and is called the North Stormwater Management facility for lack of anything more imaginative. We are selling naming rights for anyone who may be interested. The lots surrounding this pond extend into the center of the pond with an access easement located around the pond. Concrete bollard delineators will be placed along the easement line to note its locations as requested by the planning staff. The southerly pond will be an expansion of the existing pond that serves Fieldstone Estates and Fieldstone Villas to the south. The existing pond will be more than doubled in size to accommodate new analysis methods and the proposed project. For those of you living in the area you are aware that industrious beavers have been successful in plugging up the existing pond outlet. We are hopeful that the new outlet with a submerged pipe will keep the beavers from expanding the pond beyond its intended size. The lots surrounding the south pond, specifically Lots 13 to 18 will extend into the pond. Lots 12 and 19 which are on the north and south side will wrap around the pond and own the property on the west side of the pond. It may be in the Town's best interest to take ownership of some of that land around the pond given in regional nature. This would allow the Town a route for the future trunk sanitary sewer out to North Greece Road. We are open to discussion on the lot configuration around this pond. Lastly regarding the stormwater management, it was necessary to investigate if the property contained any cultural resources. A consultant has performed historical and field investigations and found no cultural resources. The report was submitted to the Office of Parks, Recreation and Historic Preservation who has agreed with the findings. A letter indicating such has been provided to the Town. This project was actually ready to go in 2020 when a startling discovery was made. Rochester Gas and Electric told the developer that natural gas was not available for the property. With the push away from natural gas, the utility has not planned for or expanded its ability to serve western Greece. This was a setback to the developer since most homebuyers have expected the availability of natural gas to heat their homes. This left three possible choices to heat a home: electric, propane or geothermal. Only electric and propane provide a reasonable cost of installation. After extensive research, the developer has decided to offer electric heat pump systems, propane or geothermal. It is expected that most new buyers will choose the electric heat pump systems which have become more cost-effective and comparable to natural gas. Those that wish to use propane for all heating and cooking needs would get a buried tank installed per all building codes. The other option that is expected to be chosen by more buyers is electric heat pumps for heat and propane for a gas stove and fireplace. In that situation, smaller tanks would be installed above ground and screened from view.

Mr. Caterino: This will be one of the larger subdivisions this Board has seen in some time. Monroe County Planning and Development has reviewed this application and most of the comments were regarding the environmental features such as Northrup Creek and the floodplain associated with that. One of the big questions of this project was traffic. A study was submitted to the Town, County and State DOTs for review. It does predict that traffic at PM peak hours going north on North Greece Road and west on Latta Road will go up. They range by levels of service similar to school grades (A to F), currently this is operating at about a B or C, and the full buildout will be a D. The County and State are not requiring any mitigation at this time. The traffic study did recommend increasing the green time at the

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signal at North Greece Road and Latta Road. It is ultimately up to the NYSDOT as it is a state intersection. We have had internal discussions regarding sanitary sewers in this area, as it was a focus area of the town's Sanitary Sewer Master Plan. We did receive the Cultural Resources survey from Powers Archeology; the State Historic Preservation Office reviewed and are in favor of it. In terms of the use of propane, our zoning ordinance does place a cap on the gallons of tanks, so depending on the gallons needed for these homes, they may need an approval from the zoning board.

Mr. Fisher: Has the Traffic Advisory Committee reviewed the traffic study?

Mr. Caterino: They have, and they concur with DOT's findings. We have reached out to NYSDOT about the intersection especially since it was recommended to increase the green time and they stated no mitigation at this time.

Mr. Sofia: Since there are multiple sections in this project, we will be able to look at and address later and continue to make recommendations.

Mr. Trau: We have a few items still under review. One being the sanitary sewer, nothing that will hold up the project. We will work with Rick as we make further discoveries. We are not in a position to clear it now.

Jim Bucko, 442 North Greece Road: Northrup Creek runs through my property, it floods a lot. I appreciate they are looking to do some landscaping to prevent more runoff from the development area. That's what happens now, the cornfield runs into the creek and adds to the problem. The current stormwater pond that they are expanding, there was a comment made about beavers, that's not correct, its kids in the neighborhood filled it with stones. The state and the government will protect Northrup Creek. There is already a lot of pollution in it, a lot of problems with it, especially after flooding. I am disappointed in the DOT's evaluation regarding traffic, it is a year-round problem, not just seasonal. Grace and Truth when they have weekend events backups to my driveway a mile away. There is a school zone, and it isn't controlled. There are drag races, dirt bikes and four-wheeler races all the time on North Greece Road. There is already a lot of traffic on this road.

William Tobin, 409 North Greece Road: I just want to back up exactly everything he just said. We have to drive the opposite direction to get out of driveway when that traffic backs up.

Mr. Geisler: Amazing though, that the school has no signs out saying slow down, or flashing lights showing a school zone.

Laurie Symonds, 424 North Greece Road: I think they don't worry much about it because there's no sidewalks. Northrup Creek backs up quite a bit, who is responsible for cleaning the creek up? I called DPW in the spring regarding the trees that have fallen in the creek, no one ever called back. My family took care of it, but that's a concern. Is the Town going to keep any properties clear for the deer? My concern is also traffic. What is the time frame for all of this? We are all on septic tanks, so in the future will we be able to hook up to the sewer line?

Mr. Caterino: A mixture, some residents because the creek is on their property but if there are areas where the Town has a drainage easement then the Town/DPW is responsible for making sure no debris is getting in and make sure it's clear. You would be surprised how much land the Town actually does have for the deer. Shown on the map (some are the DPW transfer station, corner of Frisbee Hill Rd that also leads into trails, areas into Cranberry Pond, Braddock Bay Park, areas Manitou Beach area and Salmon Creek).

Mr. Selke: The only way the state and county people are going to know is if you and your neighbors write letters regarding the traffic.

Mr. Giraulo: In regard to traffic, the state is reluctant to doing anything about it. They do continue to refer to this intersection as one of the safer intersections. There are many more accidents at the corner of Latta Road and Long Pond Road where you have multiple lanes. Sanitary sewer, we are going to run it out to North Greece Road, but it is only about 4 feet deep. In terms of time frame, we are looking at 25 years. We will do this section by section.

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First section will be off of Jade Drive with 17 lots. The new storm water practices kind of help to keep that creek from going up and down so quickly. The developer will clean up the creek a little but won't remove too much stuff along the bank because the roots actually hold up the creek. I have seen the beaver, the new outlets are reverse pipe, manhole above grade with a cone top on it, much more difficult for the beaver to plug. The main outlet will be under water from the manhole down to the bottom of the pond, four (4) or five (5) feet down.

Tyler Graham, 460 North Greece Road: I have L shaped property right next to where the new entrance off North Greece Rd is going to be. In the corner I have a garage there and its super low there, it's a muddy wet mess until June. What kind of mitigation will there be for drainage to pull water away from my property? Is there a landscaping plan for headlights sweeping my house from people driving north on North Greece Road?

Mr. Giraulo: There is a storm sewer coming back behind the existing house on North Greece Road that is going to pick up a lot of the drainage that you're talking about, it does drain quite a big area right across through there. There's another covert on the west side of the pond that pick up and takes to the creek. We can plant some trees to block the headlights

Mr. Sofia: We will look at the landscaping plan when we look at that section to be built.

Carol Kodweis, 468 North Greece Road: Ella Avenue, is that the only entrance to all of that 100-acre wood back there? To the new section? Between our house and Ella Avenue is about 50 feet, Ed Wegman was in charge when we moved in, he was kind enough to let me use some of that land, gardens, I am very grateful for that. What are the plans for that right of way? It's really wet around the back of our house and our neighbor Tyler. We are a high-water table, and it does flood, all around the house. I planted Willow's there, and it helps a lot so I am afraid if those are taken out if the drainage will be more of a problem.

Mr. Giraulo: That is part of Lot #1, they would own that property, looks about 60 feet wide. I'm sure you could work with the developer on that. In terms of access into the property we are tying into three or four roads into the property so there will more than one way. Jade Drive to the south, Avery Park Drive up to the north and North Greece Road.

Mr. Schiano: The project is responsible for reducing the drainage runoff from their property onto your property so that should help.

William Bellman, 404 North Greece Road: Who's in charge of the inlet for Northrup Creek? Who has say over it, has it been considered in the plan? You're adding three retention ponds within 300-400 yards, that has got to be a lot of water in a storm. Has there an environmental study on the area, for the creek and the wildlife in the area?

Mr. Caterino: New York State Canal Corporation, they regulate the levels of the canal seasonally. We can look into that.

Mr. Giraulo: The majority of property is farmed. Northrup Creek is a major creek, we are developing all up land of the flood plain, not touching the flood plain at all other than the outlets to the ponds. Stormwater management study proves that this project with the implementation of the practices and the ponds will reduce the peak runoff rates from what they are today.

Doug Christodaro, 190 Talnuck Drive: We are the only house that has a storm sewer in our backyards, on the plans it looks like the house right behind us is going to have a storm sewer with an easement. They don't quite line up so are they connecting them together? Are they connecting sewer lines to our side? Or go the other way? Every spring, about the size of those drainage ponds they are putting in we get right behind us, the area that isn't farmed. Right in the area where there are trees, I think section 6, if they go in order, are they clearing trees all at once, or clearing as they go per section? With west winds, there is a lot of dust so just wondering.

Mr. Giraulo: There is no intention of tying into storm sewers east of us, we are picking everything up and taking it to the west. So, our new storm sewer will be going west. Your right, it is wet back there, we will improve that with storm sewer system and alleviate a lot

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of the water that heads towards your backyard right now. We will only clear and disturb each section as we go but depending on the earth work that is still a lot of earth to be moved that may expand into other areas but were trying to limit what we disturb at one time.

Mr. Fisher: So tonight we are talking about the overall plan. The applicant will come back before us when he wants to begin construction and have a section identified, have another public hearing, get specifics on what they want to do for that particular area. Ponds might be done all at once. We will not be able to act on this, we will continue to November 16, 2022.

Mr. Geisler made a motion, seconded by Mr. Geisler to continue the application to November 16, 2022.

VOTE:	Burke	Yes	Anthony	Absent
	Geisler	Yes	Sofia	Yes
	Selke	Yes	Timmons	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION CONTINUED TO NOVEMBER 16, 2022

SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: West Herr
Location: 4320 West Ridge Road
Mon. Co. Tax No.: 073.01-1-2.1
Request: Concept plan review for the construction of a vehicle dealership (28,000± square feet) with parking, utilities, grading, and landscaping, on approximately 5.02± acres.
Zoning District: BG (General Business)

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

Joshua Saxton, Civil Engineer, Passero Associates, and Jim Mulka, West Herr, presented the application:

Mr. Saxton: This is located on West Ridge Road, adjacent to the existing West Herr Toyota, so it makes sense for the location being around other car dealerships. There are some challenges for this site, an existing stream that goes through the site. As part of the project, we are proposing to relocate the stream. There are some existing wetlands on the site as well as a town floodplain. We have already initiated and submitted to the Army Corps of Engineers for the stream relocation to the western property line. The Army Corps of Engineers are keen on open channel which is completely exposed. There is one crossing across the northwestern portion of the site which is access to parking. We reduced the impact to wetlands from our original design to half an acre per the Army Corp of Engineers. We are conducting a study on the town floodplain from 1975 and how our project will impact that.

Mr. Fisher: How is the building set back in relation to the adjacent site?

Mr. Saxton: It is essentially the same, the existing building is set back 284 feet, we are at 210 feet. We wanted to keep as close as possible to the adjacent building. The plan is to use a shared access of the existing Toyota facility, use existing curb cuts. A lot of parking for inventory, parking for customers, parking islands with vegetation. We are proposing to use storm water chambers to achieve storm water retention as well as water quality units and bio retention areas.

Mr. Fisher: That's a tough site, what is the dealership? Makes sense to have a common entrance. When displaying the cars, they shouldn't be in the grass, to prevent that we suggest putting low vegetation in front so it's not blocking anything.

Mr. Mulka: Subaru. Similar colors to the adjacent building.

Mr. Caterino: I would include a sidewalk along the frontage.

Mr. Timmons: What are the plans for car delivering tractor trailers to enter and exit? So they do not have to back up onto West Ridge Road.

Mr. Saxton: Using the shared drive aisle. We will do vehicle turn movement study and make necessary changes on the plans.

CONCEPT REVIEWED

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ADJOURNMENT: 9:10 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