



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

DECEMBER 8, 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

Jamie L. Anthony

Richard C. Antelli

Christine R. Burke

John Geisler (arrived at 7:13 p.m.)

Michael H. Sofia

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

Michelle Betters, Planning Board Secretary

Janelle Castellana, Planning Board Secretary

Absent

William E. Selke

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Alantic Funding & Real Estate, LLC
Location: 103-305 Pinewild Drive
Mon. Co. Tax No.: 089.04-1-14.121
Request: Minor subdivision approval for the Gateway Business Center subdivision consisting of three (3) lots on approximately 8.74± acres.
Zoning District: BG (General Business) and EDIO (Economic Development and Innovation Overlay)

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

John Caterino, Planner, Town of Greece, presented the application:

Mr. Caterino: We have not received any additional comments.

Mr. Antelli made a motion, seconded by Ms. Anthony, to approve the Proposal, subject to the following conditions:

WHEREAS Alantic Funding & Real Estate, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor subdivision (the "Proposal"), as more fully described in the minutes of this public meeting, relative to property generally located at 103-305 Pinewild Drive (the "Premises") in the Canal Ponds Business Park ("Canal Ponds"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal 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 development of Canal Ponds was classified as a Type I action.
2. In accordance with SEQRA, the Town Board (the "Town Board") of the Town was designated as, and continues to be, the lead agency for the environmental review of the development of Canal Ponds.
3. The Town Board fully considered the alternatives, impacts, and mitigation measures that were identified in the Final Generic Environmental Impact Statement (the "FGEIS") that was prepared for Canal Ponds when the overall developers of the site, Pioneer Development Company, LLC, and Torrey Pines Realty Company, Inc., requested that portions of the Canal Ponds site be rezoned from an IG (General Industrial) Zoning District to BP (Professional Office), BR (Restricted Business), and BG (General Business) Zoning Districts (the "1991 Canal Ponds Rezoning").
4. On May 7, 1991, in accordance with SEQRA, the Town Board issued a Findings Statement (the "1991 SEQRA Findings Statement"), and then passed a resolution to approve the 1991 Canal Ponds Rezoning (the "1991 Canal Ponds Rezoning Approval"). In the 1991 SEQRA Findings Statement, the Town Board concluded that, in summary, the development of Canal Ponds would not have a significant adverse impact on the environment. The findings of the 1991 SEQRA Findings Statement are incorporated

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herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.

5. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: a written description of the Proposal; conceptual site plans; aerial photographs; Part 1 of an Environmental Assessment Form (the "EAF"); and supplemental information about the Proposal (collectively, the "Environmental Analysis").
6. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information that was submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
7. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to: the Monroe County Department of Planning and Development; the Monroe County Department of Transportation; the New York State Department of Transportation; the Town Board; and the Town's own staff.
8. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant comments submitted to the Planning Board as of December 8, 2021.
9. The Proposal is consistent with the FGEIS, the 1991 SEQRA Findings Statement, and the 1991 Canal Ponds Rezoning Approval.
10. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Planning Board has met the procedural and substantive requirements of SEQRA.
12. 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.
13. The Planning Board carefully considered the relevant environmental impacts, facts, and conclusions disclosed in the FGEIS and in all supplemental maps, descriptions, analyses, reports, and reviews.
14. The 1991 SEQRA Findings Statement weighed and balanced relevant environmental impacts with social, economic, and other considerations.
15. 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.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, and after examining the Planning Board's own initial concerns and all issues and comments submitted 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

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environment and that, therefore, SEQRA and the 1991 Findings Statement require no further action relative to the Proposal by the Planning Board.

Mr. Antelli made a motion, seconded by Ms. Anthony, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
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.
3. This subdivision map is for conveyance purposes only; no new construction is proposed. Approval of this map does not supersede any other conditions imposed by the Town of Greece or any other agency. Additional Town of Greece approvals must be obtained before any future construction. A note that indicates this requirement shall be added to the plat.
4. The Applicant shall provide reciprocal cross-access easements subject to the approval of the Planning Board Attorney and/or Planning Board Clerk.
5. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Town Engineer.
6. No building permits shall be issued for any of the lots in this subdivision unless and 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.
7. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
8. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
9. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

**MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS**

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2. Applicant: Dennis Edwards
Location: 1857 Edgemere Drive
Mon. Co. Tax No.: 034.08-1-82
Request: Minor subdivision approval for the Edwards subdivision consisting of two (2) lots on approximately 0.43± acres.
Zoning District: R1-E (Single-Family Residential)

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

John Caterino, Planner, Town of Greece, presented the application:

Mr. Caterino: We have not received any additional comments and the Board of Zoning Appeals granted variances last night.

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

WHEREAS, Dennis Edwards (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor subdivision, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1857 Edgemere 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.
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

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correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.

8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
14. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
15. To the maximum extent practicable, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

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

MOTION CARRIED

Mr. Sofia made a motion, seconded by Ms. Antony, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.

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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.
3. This subdivision map is for conveyance purposes only; no new construction is proposed. Approval of this map does not supersede any other conditions imposed by the Town of Greece or any other agency. Additional Town of Greece approvals must be obtained before any future construction. A note that indicates this requirement shall be added to the plat.
4. The Applicant shall comply with any conditions of approval granted by the Board of Zoning Appeals on December 7, 2021. A note that indicates this requirement shall be added to the plat.
5. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Town Engineer.
6. No building permits shall be issued for any of the lots in this subdivision unless and 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.
7. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
8. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
9. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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New Business

1. Applicant: Tra-Mac Group, LLC
Location: 525 Mill Road
Mon. Co. Tax No.: 058.03-3-14.1
Request: Minor subdivision approval for the Bellasera Place Addition subdivision consisting of three (3) lots on approximately 1.69± acres.
Zoning District: R1-E (Single-Family Residential)

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

Richard Giraulo, LandTech , presented the application:

Mr. Giraulo: This is a project that the Board is familiar with. This is the current entrance that is under construction to Bellasera Section 3, the lot in question is shown here. We are calling this the Bellasera addition because it's related to the ongoing subdivision. This allows us for some more lots on the entrance drive and it helps defer costs for a large entrance road. We are taking one lot and making it three; the existing house will remain, lot 101, then we have lot 102 and 103, the lots are 110 feet wide or bigger, but meets the zoning requirements. There are not any improvements that need to be done since they are being installed with section three. There is a new storm sewer between lot 102 and 103 with a catch basin. This will relieve a chronic drainage area that does accumulated water, it give us a way to get the water to the new facility.

Mr. Caterino: Staff comments were minimal, planning, zoning and our Fire Marshal had no comments, our building department comments were complying with floor elevations that are shown. This is an extension of Bellasera Place, so most of the heavy lifting has been done.

Mr. Sofia made a motion, seconded by Ms. Anthony, to continue the application to the January 5, 2022 meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
January 5, 2022 MEETING**

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SITE PLANS

Old Business

1. Applicant: Li-Cycle North American Hub, LLC
Location: 50 and 205 McLaughlin Road
Mon. Co. Tax No.: 089.04-1-3.21 and 089.04-1-3.22
Request: Site plan approval for the construction of a hydrometallurgical processing facility (multiple buildings and exterior equipment/storage tanks) related parking, utilities, grading, and landscaping on approximately on 119.49± acres.
Zoning District: IG (General Industrial) and EDIO (Economic Development and Innovation Overlay)

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

Mr. Caterino, Planner, Town of Greece, presented the application:

Mr. Caterino: At its November meeting, the Town Board did issue a special use permit and a negative declaration as is related to SEQRA; this is a Type I action. At their meeting last night, the Board of Zoning Appeals did approve an area variance and special use permit for storage tank capacity. Between the area variance, special use permits and SEQRA those were the items this Board was waiting for so it could finally act.

Mr. Fisher: We have had considerable discussion with the Applicant, especially at our last meeting where they answered our questions to be sure we were up on those. So I think we can act on this application.

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

WHEREAS, Li-Cycle North America Hub, LLC (the "Applicant") has applied to the Planning Board for site plan approval for a hydrometallurgical processing facility (the "Project"), consisting of multiple buildings and exterior equipment/storage tanks, related parking, utilities, grading, and landscaping on approximately on 41.06.± acres of real property located at 205 McLaughlin Road (the "Premises"); and

WHEREAS, the Planning Board make the following findings:

1. The Project is classified as a Type I action 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").
2. The Project was the subject of a coordinated environmental review, for which the Town Board was the lead agency ("Lead Agency") and the Planning Board was an involved agency.
3. On November 18, 2021 following the review of the Environmental Assessment Form and supplemental information provided by the Applicant and other interested or involved parties, the Town Board issued a negative declaration pursuant to SEQRA, indicating that there would be no significant adverse environmental impact. On November 18, 2021, the Town Board also approved a special use permit for the Project on the Premises. In addition to the Town Board, the Board of Zoning Appeals approved a special use permit relating to storage tanks on December 7, 2021.

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4. In its role as the Lead Agency, the Town Board exercised due diligence in identifying and notifying involved agencies, including the Planning Board, and pursuant to the SEQRA Regulations, Section 617.6(b)(3)(iii), the lead agency's negative declaration is binding on all involved agencies.
5. The Planning Board has considered the lead agency's negative declaration, and reviewed additional detailed information related to traffic, buffering, and other relevant issues.
6. The Planning Board finds the Project to be consistent with the Project reviewed by the Board of Zoning Appeals.

NOW, THEREFORE, be it

RESOLVED that SEQRA requires no further environmental review of the Project by the Planning Board.

Mr. Antelli made a motion, seconded by Ms. Antony, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. Any Town of Greece approval or permit for the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises. A note that indicates this requirement shall be added to the plan.
3. The Applicant/developer/contractor is responsible for removal and disposal of brush, trees, and debris from any lot clearing. A note that indicates this requirement shall be added to the site plan.
4. No building permits shall be issued unless and until the highway permits are issued, if any are required. A note that indicates this requirement shall be added to the site plan.
5. Directories shall be added at intersections and at the entrances to each building cluster identifying the address range for the cluster.
6. 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.
7. Addresses for each building shall be added to the plan, subject to the approval by the Fire Marshal.
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. The locations of the designated fire lanes shall be shown on the Site Plan.
10. 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.

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11. Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
12. Suitable access roads and temporary street signs shall be installed and maintained so as to provide continuous access to fire department and other emergency vehicles prior to the commencement of any aboveground construction.
13. 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.
14. No building permits shall be issued unless and until the Applicant or owner executes an agreement for maintenance of the proposed storm water management pond. Such agreement shall be subject to approval by the Planning Board's Attorney and the Commissioner of Public Works.
15. 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.
16. 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.
17. 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"), if a NOI is not already on file with the NYSDEC.

Throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-15-002, particularly Part IV, which describes:

- periodic inspections of the construction site by a qualified professional; and
- maintenance of a site log; and
- stabilization requirements; and
- maintenance of sediment traps and ponds during construction.

The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.

18. The Planning Board acknowledges that the final locations and dimensions of proposed improvements, including but not limited to buildings, utilities, paved areas and other fixed improvements ordinarily subject to site plan approval, may be subject to change under the requirements of New York State Building and Fire Codes, or Environmental Conservation Law. Such changes are deemed to be approved and consistent with the intent of this site plan approval, provided they occur during design, permitting, or construction and prior to issuance of Certificates of Occupancy/Compliance for the original project, unless otherwise determined by the Planning Board Clerk. Any changes to locations or dimensions of proposed improvements which the Planning Board Clerk determines not to be consistent with the intent of this approval shall be subject to Planning Board approval, pursuant to Section 211-65 (Development Review) of the Town's Zoning Ordinance. This condition is generally applicable to the area of the Hub facility within the security fencing shown on the approved site plan and shall not be construed to authorize construction of any facilities outside of the security fence or beyond the scope of hub operations as proposed. Furthermore, the Applicant shall provide an as-built drawing one (1) year after the commencement of operations and upon completion of all proposed improvements. Said as-built should include buildings,

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utilities, paved areas and other fixed improvements completed. A note that indicates this requirement shall be added to the plan.

19. This site plan approval is subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff, which shall be evidenced by their respective signatures being affixed to the final approved site plan drawings, along with the signature of the Planning Board Clerk certifying approval by the Planning Board.
20. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
21. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
22. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

Mr. Antelli made a motion, seconded by Ms. Antony, to approve the Proposal, subject to the following conditions:

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Peter Elitzer
Location: 2695 and 2723 West Ridge Road
Mon. Co. Tax No.: 074.14-3-2 and 074.14-3-3.1
Request: Concept plan review for the construction of a two-story building (6,660 square feet each floor; 13,200 square foot total) and site improvements include grading, new sidewalk connections and landscaping on approximately 2.6 acres
Zoning District: BP (Professional Office) and BR (Restricted Business)

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

Chris Corfield, President, and Whelan & Curry Construction; Peter Elitzer, presented the application:

Mr. Corfield: Last month we presented our floor plan and will go over some revisions. There was discussion on the height, we have reduced it with a flat roof, and it's about seven feet shorter. We were also asked about the parking situation and to consider a drop off. Also, screening, buffering, landscaping and green space. This is conceptual, so for now we have shown a fence along the side with some scrubs along the building and front. We are trying to keep the visibility of the building, but are willing to comply with landscaping along West Ridge Road. If there is a medical use we can try for a drop off, but it is tight, and if there is no medical use then we take away the drop off. We intend on striping and laying out the parking to best suit access and safety. I did receive a comment that the two-story building is not necessary, but we are limited to the marketability, so we will stick to the zoning and prefer the two stories. We have the new site plan and provided new elevations. We show the existing house and the proximity to it.

Mr. Sofia: We share the concerns with the height. My suggestion is to eliminate the second floor on both ends, and leave the second floor in the center. I think it will look more attractive to the neighbor but to Ridge Road as well. From the road to the building is 37 feet?

Mr. Corfield: Yes I believe.

Mr. Sofia: That's pretty tall to be near Ridge Road. I also to expect the landscaping to enhance the whole property. So all the way across the parking lot and the entrance.

Mr. Corfield: Yes as we get into formal design we would show enhancements.

Mr. Elitzer: So the second floor would be cut in half? We would still have to put in an elevator.

Mr. Corfield: That depends on the use. To increase the size of the building is a challenge, so we have already encroached on the setback on one side and we are trying to be in compliance with the zoning.

Mr. Elitzer: I think it's a creative idea. Do you think if we could get a shallower setback, instead of going from two windows we could go one and half? I agree it will enhance the building. Do you think that is something we could work on?

Mr. Sofia: Personally I think so.

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Mr. Corfield: To piggy back on the Chairman's comments, do you think looking at the setback on the Fox Meadow side, that is 30 feet as well and if we could expand the footprint that would help?

Mr. Schiano: Working with staff would be helpful, the Planning Board could make recommendations to the Zoning Board.

Mr. Fisher: That's a good idea.

Mr. Geisler: Can we see a rendering of the Fox Meadow side?

Mr. Corfield: We mimicked the front, there will not be an entrance on that side.

Mr. Elizer: We are planning on paving the entire parking lot, so we want to make it attractive.

Mr. Fisher: We have a couple of possibilities, if you could modify the second floor and work with staff for the foot print of the building to increase the building to make up square footage.

Mr. Corfield: If we added 15 feet we could have about 1600 square feet of footprint back.

Mr. Sofia: Also if you could enhance the building a bit, maybe some trim. If maybe you could show two entrances so you would not have to come back to the Planning Board depending on your tenants.

Mr. Caterino: We could handle it as a change order, but it could be handled a couple different ways.

CONCEPT REVIEWED

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New Business

1. Applicant: Royal Wash Development, LLC
Location: 55 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-2.1
Request: Concept plan review for the construction of a single-bay car wash facility (4,100± square feet) and site improvements include grading, utilities, and landscaping on approximately 0.82 acres.
Zoning District BR (Restricted Business)

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

Anthony Daniele, Owner Royal Wash Development, Dave Cox, Passero Associates, presented the application:

Mr. Cox: This parcel is south of Latta Road and Long Pond is to the west. We are proposing to construct a Royal Car Wash, approximately 4,100 square feet. The hours will be Monday through Saturday 7AM to 9PM and Sunday 8AM to 8PM. There is typically two to six employees on the site. This will operate similar to the other site in Greece: no detailing; no hand drying; and no retail sales. There will be vacuum stations. The traffic is mainly from bypass traffic, folks already on Latta Road, and they will be able to pull in and head back on their way. Marathon Engineering will be in charge of doing the traffic study and will be submitting that to New York State Department of Transportation very soon. I show an access on Greece Center Drive and there is an access on west side. We do have three stacking lanes, the pay kiosk is show here at the top, and there is also a fast pass lane. The bypass lane is shown going back to the parking lot. They will be able to exit or pull to one of the vacuum lanes. Discussions with town staff was to dress up the front with a decorative wall with landscaping and trees. We are working on dumpster location. Storm water will part of the overall development, lighting will be dark sky compliant, and the wash uses the latest technology, high pressured nozzles so it will use less water.

Mr. Daneile: Our Ridge Road site has been successful and there is demand for this up in this area so we feel it is a nice compliment.

Mr. Geisler: This rendering does not show the second parcel in, is that correct? I do not see what the front will look like.

Mr. Goldman: We are to the east of the Burger King. This was three lots now it will be two. This will fill out the Latta Road frontage. There will be the shared entrance with the senior housing and the driveway out to Latta.

Mr. Cox: It will look similar to the exit. We do not have a rendering of the wall yet, it will be a brick wall that will tie into the brick of the building, and it will be about three feet.

Mr. Schiano: Did traffic advisory look at the bottle neck coming out of the parking lot? There are three tight movements into one area; there are a lot of movements there.

Mr. Caterino: They have not yet, I will forward it to them.

Mr. Fisher: We have mentioned, the Latta Road frontage, like on Ridge Road we have had to put something there so there are no distractions, we have to pay close attention to the wall and make sure it performs like it does on Ridge Road.

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Mr. Daniele: We can do some berming with the wall on top, I don't think you want a really tall wall, along with some landscaping.

Mr. Fisher: Like what we did for Chick Fil-A. This looks like a sophisticated building.

Mr. Sofia: I'm glad Royal is the applicant, you do a beautiful job and the facilities speak for themselves. I like the fact that you have to go through the car wash in order to use the vacuums. Do you need the dumpster?

Mr. Daniele: Yes it is a necessary, we will find a way to move if further from Latta Road.

Mr. Geisler: Is there landscaping on the west of the property. Is the water recycled?

Mr. Daniele: There will be definitely some landscaping there. We are using a lot more pressure that uses less water, it's about 15% recycled.

Mr. Fisher: It looks great, it's a critical area.

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ADJOURNMENT: 8:01 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