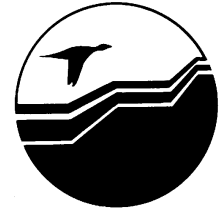




John T. Auberger
Supervisor

TOWN OF GREECE

1 VINCE TOFANY BOULEVARD • GREECE, NEW YORK 14612-5016
www.greecenyny.gov



ENVIRONMENTAL BOARD MINUTES

SEPTEMBER 9, 2010

MEMBERS

PRESENT: Tom Lawson

Paul Sawyko
Tom Galetto (absent)
Linda Evans
Vince Cimino

**STAFF: Susan Duggan, Technical Services
Ivana Frankenberger, Staff Adviser**

DISTRIBUTION OF MINUTES

J. Auberger, Supervisor
K. Firkins, Director of Constituent Services
Town Board Members
Planning Board Chairman
Board of Zoning Appeals Chairman
Town of Greece Tree Council
NYS Dept. of Environmental Conservation
Monroe County Environmental Mgt. Council
Kodavista Homeowners Association
Thomas Newcomb
Environmental Board File

Meeting began at 7:00 p.m.



GREECE ENVIRONMENTAL BOARD MEETING MINUTES
SEPTEMBER 9, 2010

I. SEORA & Section 239-y Review

A. Planning Board Meeting of September 22, 2010

1. Applicant: Wolf Associates I, L.P.
Location: 2404 Edgemere Drive
Zon. Dist.: R1-E (Single-Family Residential)
Request: Minor subdivision approval for the Wallace Wolf, Jr. subdivision, consisting of 2 lots (Lot A, with existing house and garage on lakefront side of Old Edgemere Drive; Lot B, with existing garage between Edgemere Drive and Old Edgemere Drive) on 0.64+/- acres

GEB COMMENTS: NONE

2. Applicant: Ben-Fall Development, LLC
Location: Putney Place at Peck Road
Zon. Dist.: R1-44 (Single-Family Residential)
Request: Final plat approval for Stonewood Manor subdivision, Section 3, consisting of 7 single-family lots on approximately 4.52 acres

GEB COMMENTS:

- The developer should retain buffers along the wetlands and the designated floodplain.
- The Town should verify that the project is in compliance with the Phase II storm water management requirements.
- The developer should provide one additional tree planting per lot (one is required).

B. Planning Board Meeting of October 6, 2010

1. Applicant: Texas Roadhouse Holdings, LLC
Location: 1960 West Ridge Road (Ridgecrest Plaza)
Zon. Dist.: BR (Restricted Business)
Request: Concept plan review of a proposed Texas Roadhouse restaurant, (one story, 6,995+/- square feet), with related parking, utilities, grading, and landscaping on approximately 5.125 acres

GEB COMMENTS:

- The minimum number of required parking spaces cannot be achieved; therefore, the project should not be allowed on the site.
- The applicant should provide a landscaping plan and secure adequate buffers with the adjoining residential neighborhood.

GREECE ENVIRONMENTAL BOARD MEETING MINUTES
SEPTEMBER 9, 2010

- The proposed building will be constructed over an existing storm water line and easement. The storm water system will have to be reconstructed and brought up to current Phase II storm water management practices.
- The Town should verify that noise and light spill will be contained on the site.
- The applicant should keep the signage to a minimum, or no more than the maximum permitted by the zoning ordinance.

C. Board of Zoning Appeals Meeting of September 21, 2010 - None

D. Board of Zoning Appeals Meeting of October 5, 2010 - None

II. Tree Council – No report.

III. New Business – All

The annual Coastal Cleanup will be held on September 25, 2010; posters have been posted at all Town of Greece parks. Results of the annual survey for purple loosestrife and phragmites will be made available in September.

IV. Review Minutes – All

V. Environmental Management Council: Next meeting is September 15th at 4:00 p.m.

Meeting adjourned at: 8:45 p.m.

Next Meeting: 7:00 p.m., Thursday, October 14, 2010 at Town Hall Conference Room A.