



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

MARCH 21, 2018

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

Richard C. Antelli

Christine R. Burke

John Geisler

Jamie L. Slocum

William E. Selke

Michael H. Sofia

Scott R. Copey, Planner

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

Michelle M. Betters, Planning Board Secretary

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

1. Applicant: Tra-Mac Associates, Inc.
Location: 499 Mill Road
Mon. Co. Tax No.: 058.03-3-16, 058.03-3-15.11
Request: Preliminary plat approval for the Bellasera subdivision, consisting of 91 lots on approximately 64.3 acres
Zoning District: R1-12 (Single-Family Residential)

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

Richard Giraulo, LandTech Surveying & Planning, PLLC, presented the application.

Mr. Giraulo: Since our last meeting, we have met with the Town's engineering staff to work out some design issues. The biggest change has been at the intersection. The original design had sort of an "S" curve; that configuration was a concern, so we have revised that and stretched it out. Otherwise, it's the same plan.

Mr. Copey: We have received comments from the Monroe County Department of Planning and Development and the Monroe County Development Review Committee. They asked for a drawing at a different size and scale, and requested some confirmation of the downstream runoff. They noted that a traffic study was prepared, and determined that no further analysis or mitigation was needed. We received comments from Town's Traffic Advisory Committee ("TAC") on March 12; they had concerns about the limited nature of access. The Town's Technical Services Department had no comments, and our zoning advisor stated that the lots were still in compliance with the zoning requirements.

Mr. Gauthier: The TAC expressed some concern about there being just one access to Mill Road. We felt that it would be too onerous to go through wetlands and floodplains in order to accomplish a second access. So to provide the same level of safety, that is one of the reasons we pushed to making this single access as safe as possible. The engineer has been cooperative in working with us; now, there are just technical items to work on.

Mr. Selke: I did not see an answer about the easements on the properties.

Mr. Gauthier: The markers are there to keep people out of the easements; that has been agreed to. They are concrete bollards.

Mr. Selke: How will the stub road be taken care of?

Mr. Giraulo: It will be grass. We expect the homeowners on either side to mow it and maintain it, and they probably will use it.

Mr. Selke: Does the pond have safe slopes?

Mr. Giraulo: Yes. The pond will be located in what principally consists of existing wetland, most of it about two feet deep. The area will be deepened, with slopes that comply with Town standards.

Mr. Geisler: Will there be gutter in front of the stub street? Where will the trees be?

Mr. Giraulo: There will be a gutter there. Trees will be planted in the yards.

Mr. Sofia: On the previous map, was that curve a safety hazard?

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Mr. Gauthier: This is an improvement. The street now has a longer sweep; it is better that it's straighter than it was.

Mr. Selke made the following motion, seconded by Ms. Slocum:

WHEREAS, Tra-Mac Associates, Inc. (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 499 Mill 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.

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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	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Ms. Slocum, 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. 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. No approval signatures shall be provided for any final plats in this subdivision unless and until the preliminary plat receives all necessary approval signatures.
4. This subdivision section is located within the Town's Sanitary Trunk Sewer Overlay Area. A sanitary sewer entrance fee surcharge 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. In addition, a limited-term annual debt repayment charge shall be applied to each house constructed in this subdivision. A note that indicates these requirements shall be added to the plat.

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5. The Town's *2001 Community Master Plan Update* (Clough, Harbour & Associates, September 2001) contains current and projected population growth; an inventory and analysis of public, private, and semi-private recreation facilities, both active and passive; and recommendations for future actions. Based on this document, the Planning Board finds that the Town currently needs, or will need, additional park and recreation space in the vicinity of the Proposal. 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.
6. Drainage easements shall be provided over the proposed storm water management facilities, streams, and flood zone areas on the site. The final boundaries and terms of such easements shall be subject to approval by the Planning Board's Attorney, and the Commissioner of Public Works.
7. A conservation easement shall be provided over streams, wetlands, and flood zone areas on the site, the terms of which shall not be contradictory to the required drainage easements, but shall further restrict use and development in such areas to achieve water quality benefits dictated in the SPDES permit requirements.
8. The sanitary sewer easement shall be extended to the limits of the project, as directed by the Commissioner of Public Works, in conjunction with the final plat approval for Section #1.
9. 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.
10. As offered by the Applicant, the alignment of the proposed four-way intersection shall be modified and improved, subject to review of and acceptance by the Commissioner of Public Works.
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. 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").

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:

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- 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.

13. Subject to approval by the Town's Commissioner of Public Works and Engineering staff.
14. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
15. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
16. 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	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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New Business

None

SITE PLANS

Old Business

1. Applicant: Carrols, LLC
Location: 45 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-20.111
Request: Site plan approval for a proposed freestanding restaurant (one story; 2,811± square feet) with drive-up service facility, and with related parking, utilities, grading, and landscaping on approximately 1.18 acres
Zoning District: BR (Restricted Business)

Ms. Burke made a motion, seconded by Mr. Antelli, to continue the application to the April 4, 2018, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
APRIL 4, 2018, MEETING**

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New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 7:20 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