



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JANUARY 6, 2016

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

Devan Helfer

William E. Selke

Jamie L. Slocum

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Rick Antelli

Additions, Deletions and Continuances to the Agenda

Announcements

PLANNING BOARD MINUTES
January 6, 2016

PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Indus Real Estate II, Inc.
Location: 2585 West Ridge Road & 1271 Long Pond Road
Request: Concept plan review of a proposed mixed use building (one story; 6500± square feet, including a 2,000± coffee shop with drive-up services window), with related parking, utilities, grading, and landscaping, on approximately 1.201 acres
Zoning District: BR (Restricted Business)
Mon. Co. Tax No.: 074.14-3-10 & 074.14-3-13

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

Robert Bringley, P.E., Marathon Engineering; Jett Mehta, Indus Hospitality; and Kip Finley, Indus Hospitality, presented the application:

Mr. Bringley: In this development, we have acquired two pieces of property. One parcel has a two-story residential property on it. To the south, there is a coffee shop and Heritage Jewelers is to the east. The zoning is BR (Restricted Business). The proposed coffee shop is a permitted use, but we have to go to the Town Board for a special use permit and also obtain area variances from the Board of Zoning Appeals. Our elevations of the building show a Starbucks coffee shop in 2000 square feet at the northeast corner. For the remaining 4500 square feet of the building, a tenant has not been identified yet; we

PLANNING BOARD MINUTES
January 6, 2016

anticipate that it likely will be a restaurant use as well. We have meet with the Town's staff, and they asked us to look at this proposal as a redelopement site. The analysis includes the parking for Heritage Jewelers parcel and the proposed parcel. Heritage Jewelers currently has an access easement to the east that allows them to get to their site. Because of the easement, they have a dumpster located in the middle of the proposed driveway; it will have to be relocated to the north. Then we will incorporate their parking with ours after the exiting building at 1271 Long Pond Road is demolished. The total amount of parking within these lots will be 107 parking spaces, including the jewelry store. Because it's a business center, we think we will have a good synergy in the parking in terms of parking peak hours. You can see from the elevations that we are proposing a building that is more modern and will have a nice presence for West Ridge Road. All infrastructure is here to service this project. We believe that this is a good fit.

Mr. Copey: Our zoning staff still is reviewing this project; we are looking at the lot coverage at this point and we have to decide what to include in the business center. If we included the jewelry store, they might need a variance. The pavement setback along the West Ridge Road frontage is required to be 20 feet. I don't know whether there is a preexisting variance there, but we still are analyzing the site. They will need other area variances anyway; they don't seem severe. We have no comments from the Fire Marshal or our engineering department at this time. They want to look at the grading and utilities before commenting. We had comments from our Traffic Advisory Committee ("TAC"); they suggested cross access between these parcels and the parcel to the south, at 1273 Long Pond Road. The TAC also noted that a "No U-turn" sign would make sense. We are concerned that cars exiting the drive-up lane have to cross on-coming traffic coming around the northeast corner of the building; the on-site traffic does not flow well.

Mr. Bringley: The lot coverage for our two parcels alone would be about 12 1/2%. If we included the jeweler's site, we would be at 16%, which would require a variance. Regarding the "U-turn," we discussed a cross access easement between us and the jeweler's. We could put a crosswalk there and change the geometry of the curve.

Mr. Finley: We have talked to Heritage Jewelers and would like them to have a work session with us to discuss the cross access.

Mr. Fisher: Look at angled parking to make sure that there is enough room.

Mr. Selke: You have handicapped parking there and that would make it difficult for some of those folks. Where is the entrance to the building? Is this a new design type?

Mr. Finley: Access is to Starbucks is on the northeast corner of the building; the other access will be in the front (north side) of the building. We really liked the Armory on Culver Road, so we took some of those elements and have reviewed many samples.

Mr. Selke: Are you planning on outdoor seating?

Mr. Finley: Yes. We think that there is an opportunity for that near the front door, and we would like to put some more on the northwest corner.

Mr. Selke: You would need to have some break for safety from the parking lot. What is the proposed lighting? We look at that and also dumpsters. We want that hidden, and the height has to be acceptable.

Mr. Finley: We have some building lighting. The elevation plans show the elements of the building.

Mr. Selke: This a prime location; landscaping is important. It's a unique-looking building.

PLANNING BOARD MINUTES
January 6, 2016

Mr. Fisher: We look for some continuity in the appearance of the building around all four sides. Brown is such a large element of the front and side, but the rear really is all tan. If you could add a band or something, that might help with that.

Mr. Schiano: How are you going to control the exiting from the drive-up window and the two-way traffic?

Mr. Finley: After we talk with Heritage Jewelers, we can make some changes that would help with flow and control.

Ms. Betters: Will the air conditioning units be hidden?

Mr. Finley: There is a parapet wall; it will be all inside that.

Ms. Betters: Will it also be hidden from the rear?

Mr. Copey: Our requirement is that all units are hidden from public view, from the parking lot and West Ridge Road.

Mr. Finley: There should not be many ground units because there are sidewalks. There might have to be one evaporator unit, but it will be landscaped.

Mr. Fisher: Because this is a heavily developed area and because West Ridge Road has a median, sometimes it's difficult to get somewhere easily with a car. With Starbucks, however, I think that you will get many who may walk to the site.

Mr. Finley: We waited on submitting this application until we acquired the parcel at 1271 Long Pond Road.

Mr. Selke: I agree that there will be many that walk here. Are you thinking crosswalks?

Mr. Fisher: Yes, so that they know where they should go and it makes it safer.

Mr. Finley: I noticed that we don't have any handicapped parking spaces near Starbucks. That might be a good place to put a hatched area for a crosswalk.

Mr. Fisher: I think that you should put it in the safest place.

Mr. Copey: Why does the drive-up window need to be on the east side of the building?

Mr. Finley: Starbucks reviews the plans and that is how their stores are laid out. The area on the south side of the building where we originally thought to put the window is where they put the coolers and storage. We have to meet their floor plan requirements.

Mr. Selke: Make sure that you have designated "Stop" signs.

Mr. Sofia: Any flexibility to change that drive-up window? It sounds like you know what you need to do. If you move the window from that location, it would improve the exiting.

Mr. Finley: We asked them that, but you don't tell Starbucks what to do unless you have a really good reason. They wanted us to move that window.

Mr. Sofia: It would make the traffic flow so much smoother. You have some work ahead of you, with the handicapped parking spaces, crosswalks, stopping cars, and cross access. You have quite a challenge, but it can be done. The layout is a little confusing. Are some of the parking spaces located on the Heritage Jewelers site? Will that have a cross access?

Mr. Finley: The plan shows an access easement, along the north property line, that allows Heritage Jewelers to come on our property. We have talked with them about changing that.

Mr. Sofia: I know that the New Roots coffee shop at 1273 Long Pond Road uses this cross access. Now, they will be cut off, which is not your problem. But what happens there? Will it get seeded or landscaped?

PLANNING BOARD MINUTES
January 6, 2016

Mr. Finley: Yes. It will be landscaped.

Mr. Mehta: The idea for the remaining 4500± square feet of the building would be an independent, local restaurant, not a chain, very current. The building's appearance really is enhanced and is very cutting edge. We intend to use long-lasting materials.

Mr. Fisher: I think that it's in a location to take advantage of a nice-looking building and Starbucks as an attraction.

Mr. Mehta: The property has had a lot of interest from prospective tenants, but we did not want to stick just an auto parts store there. We would like to have a high-end boutique in there as well.

Mr. Selke: If the entire building were used for restaurants, what about the number of parking spaces?

Mr. Copey: They might need a variance anyway.

Ms. Helfer: One of my concerns is the parking, but they are going to review that further.

Ms. Burke: I'm not sure about the two-way traffic. I think that it should be one-way; it would eliminate congestion at the entrance.

Mr. Fisher: I think that there will be a problem with the handicapped parking spaces. I think that it should be made obvious where drivers should exit.

Mr. Finley: I think that they should be accustomed to West Ridge Road.

Mr. Copey: What if you moved the angled parking from the south of the building to the front, with two rows and of parking on that drive aisle and more parking in the front?

Mr. Finley: That might need a variance. In addition, if we moved the building back, it would be less visible because of the front setbacks of the buildings to the east and west.

Mr. Bringley: We lined up our building's front setback with that of the other building. We would lose parking. The grade also drops off to the rear (south) of the site. That would make it harder to get the building at the right level.

Mr. Finley: Are we allowed to have a sign on Long Pond Road?

Mr. Copey: Only if you had at least 300 feet of frontage. You could request a variance.

Mr. Mehta: Maybe just "Enter" and "Exit" signs would be sufficient.

Mr. Bringley: The Town's Fire Marshal liked this plan because it had enough room for emergency vehicles. I think that if we improved on the geometry of the drive aisles, we could do a nice job. I like the idea about moving the handicapped spaces.

Mr. Copey: What are your thoughts about cross access with the neighbor to the south?

Mr. Mehta: We will explore it.

Mr. Copey: This plan isolates them.

Mr. Finley: We will introduce ourselves and they will be invited to discuss the issue.

CONCEPT PLAN REVIEWED

PLANNING BOARD MINUTES
January 6, 2016

CODE ENFORCEMENT

ADJOURNMENT: 7:58 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