



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JANUARY 20, 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

Rick Antelli

Christine R. Burke

Devan Helfer

Jamie L. Slocum

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Michael H. Sofia

William E. Selke

Additions, Deletions and Continuances to the Agenda

Announcements

PLANNING BOARD MINUTES
January 20, 2016

PUBLIC HEARINGS

Old Business

1. Applicant: Crescent Beach Restaurant and Hotel, LLC
Location: 1372, 1384 & 1390 Edgemere Drive
Mon. Co. Tax No.: 035.09-1-21, 035.09-1-22, 035.09-1-23
Request: Site plan approval for the following changes to the site of an existing restaurant: addition of concrete patio on the north and east sides; revised parking lot layout; removal of an accessory structure (one-car garage); and related utilities, grading, and landscaping, on approximately 2.6 acres
Zoning District: BR (Restricted Business)

Motion by Ms. Burke, seconded by Mr. Antelli, to continue the application to the February 17, 2016, meeting, as requested by the applicant.

| | | | | |
|--------------|----------------|---------------|---------------|---------------|
| VOTE: | Antelli | Yes | Burke | Yes |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Absent | Sofia | Absent |
| | Fisher | Yes | | |

**MOTION CARRIED
APPLICATION CONTINUED
TO FEBRUARY 17, 2016, MEETING**

PLANNING BOARD MINUTES
January 20, 2016

New Business

None

SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Yaro Enterprises
Location: 1245 & 1255 Lee Road
Mon. Co. Tax No.: 089.15-02-14 & 089.15-02-15
Request: Concept plan review of a proposed restaurant (one story; 3,750± square feet), with related parking, utilities, grading, and landscaping, on approximately 1.9 acres
Zoning District: IG (General Industrial)

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

Robert Winans, P.E., Costich Engineers; and Tony Kirik, Yaro Enterprises, presented the application.

Mr. Winans: Our concept plan is for a new restaurant to be located on the southwest corner of Lee Road and Ridgeway Avenue. Currently, this site consists of two parcels; one had a restaurant and parking lot, and the other had a single-family residential home. Both parcels shared a common driveway, which we will be maintaining. Both properties are zoned general industrial, which allows for several uses. The property at 1245 Lee Road was issued a use variance in 1983, I have the Zoning Board of Appeals approval. My understanding is that, because the use variance was approved without conditions or limitations, it runs with the land regardless of changes in ownership.

Mr. Schiano: Did you confirm that there were no conditions?

Mr. Winans: Yes. The use variance approval did not include the single-family residential parcel. We are staying in compliance with what was approved previously. We are proposing a 3800 square foot, sit-down restaurant with about 50 parking spaces. We have included a drive-up service window on the south side of the building. We have an architect

PLANNING BOARD MINUTES
January 20, 2016

working on the exact style of the building and finished colors. We will have that worked out when we come to the Planning Board for site plan approval. The site is clear right now, except for the driveway and the parking lot. We will be using land to the east for berming and landscaping, and dressing up the parcel in that area. We think that it will be nice project and an asset, and the best use for this area.

Mr. Copey: We have some comments from the zoning staff, which depend on the signage that's proposed. I see that the freestanding sign was removed. We had discussion with the applicant on the internal vehicular circulation for the drive-up service window and around all the parking spaces. I'm not sure whether there is a better way to lay that out.

Mr. Gauthier: We have to understand where the sewage goes. Clearly, when this project is completed, the sanitary sewer line will be legitimate; however, I don't know whether the previous restaurant's sanitary sewer line was completely legitimate.

Mr. Winans: I had a discussion with the Monroe County Department of Public Health and the Monroe County Department of Transportation ("MCDOT"), and they had a permit.

Mr. Gauthier: That was from the MCDOT; however, we also need approval from the Town. Typically, we ask the developer to connect by gravity. If that is not possible, then we have to have some form of agreement by which the developer would agree to participate in the use and funding of a gravity sewer, should one emerge. The chances of that occurring in the near future are slight. We would not want this project to hold up the future system development, however, because it's connected in to someplace else. It sounds like we have to find out what is out there. We need to make it right.

Mr. Fisher: When I visited the other restaurant is was almost hidden from both New York State Route 390 and Lee Road. Would you explain what the architecture will be like?

Mr. Kirik: We have an architect working on something new, which is not complete at this time. We are aware of the number of signs permitted. The building will be visible from three sides. We want it to be attractive.

Mr. Fisher: The appearance of the building can be either an attraction or detraction. I think that you will want to have an attraction and really make a statement so that people will want to come to the restaurant.

Mr. Kirik: We know that we have to come up with something that looks nice, and we want to remove some trees so that you can see it better.

Mr. Fisher: Because the building will be visible on all sides, we would want all sides to look good. Have you determined how many cars you will have at the drive-up service window?

Mr. Schiano: What kind of food will be served?

Mr. Kirik: Just burgers; no salads, no chicken.

Mr. Schiano: Why do you have a "Stop" sign on the east side of the building?

Mr. Kirik: It's not one-way traffic there, it's two-way.

Mr. Fisher: So, if you wanted to go to the drive-up window you would have to take the longest route. I see why you would have to make it two-way. I like the placement of the handicapped parking spaces so that you don't have to cross the drive aisle.

Ms. Betters: Where will the dumpster be located?

Mr. Winans: It's shown on the plan, in a place that won't interfere with traffic.

Mr. Copey: You might want to put it so that customers don't see it.

Mr. Antelli: Do you know what colors you will use?

PLANNING BOARD MINUTES
January 20, 2016

Mr. Kirik: We are not sure yet, but something bright.

Mr. Schiano: What are your hours?

Mr. Kirik: From 10:30 a.m. to 1:00 a.m.

Mr. Fisher: Normally, you want to let people know where the drive-up service window is, as soon as they enter the site.

Mr. Gauthier: We can run it by the Traffic Advisory Committee. Typically, you would not put up a sign when you enter a plaza.

Mr. Fisher: Across the street is the former Eastman Kodak Company Building 507, which is in use for manufacturing. Do you think that people might try to walk across Lee Road from there to get to your site? If you did, you might want to identify how people could get to the restaurant. It's another element that would show that it's a welcoming place.

Mr. Schiano: Are you going to have outdoor seating?

Mr. Winans: Yes.

Mr. Fisher: This is a busy area and there are not any restaurants that are close by. It looks good, and we look forward to seeing the final architecture.

CONCEPT PLAN REVIEWED

PLANNING BOARD MINUTES
January 20, 2016

2. Applicant: Clearsite Development
Location: Generally, east of North Greece Road and south of Cedar Creek Trail
Mon. Co. Tax No.: 058.04-3-55.11
Request: Review of the previously approved preliminary and final plat for the English Oaks subdivision, consisting of 15 lots on approximately 10.82 acres, approved January 17, 2007
Zoning District: R1-12 (Single-Family Residential)

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

Scott Copey, Town of Greece, presented the application.

Mr. Copey: This project was fully approved by all agencies in 2006 but the applicant never filed the plat in the Office of the Monroe County Clerk. The Board reapproved the plat in 2009, but the project never started. Now the applicant wants to start the project, with no changes. We have learned that it is covered by the existing storm water permit.

Mr. Gauthier: Once they get permit coverage, their project is covered that way forever.

Mr. Fisher: Does the project meet building specifications for roads, for layouts?

Mr. Gauthier: There may be details, but that is a minor adjustment.

Mr. Fisher: This is in essence a concept plan review to find out whether there are any showstoppers, and then get it approved as one section.

Mr. Gauthier: There really aren't any significant regulations that have changed since the last approval.

Mr. Copey: The request and the project seem pretty straightforward.

PLAN REVIEWED

PLANNING BOARD MINUTES
January 20, 2016

3. Applicant: 1877 West Ridge Road, LLC
Location: 1877 & 1899 West Ridge Road
Mon. Co. Tax No.: 074.20-2-1, 074.20-2-2
Request: Determination of consistency with previously approved architectural colors and materials
Zoning District: BG (General Business)

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

Betsy Brugg, Esq., Woods Oviatt Gilman, LLP, presented the application.

Ms. Brugg: I understand that the Board has an idea what this request about. It's about a rebranding of an existing gas station (from Hess to Speedway), and signage was changed with a permit.

Mr. Fisher: There is another location where a Hess gas station became a Speedway, and they left the green stripe after making other changes; it really looks bad. So this is a reasonable change, for branding purposes.

Mr. Schiano: These are just color changes and could be handled by the Town's staff.

Mr. Copey: This is just a color change. We come across this type of situation quite often, where the color will change; however, it still is the same brick building. If you look at the wording of the relevant condition of the Board's site plan approval, the color was specified; however, the change in the color of the stripe does not change the architectural style of the building.

Mr. Fisher: From a procedural standpoint for future cases of this type, the staff should make a determination about how much of a change is proposed. If it were something that was extreme, the question could be brought to the Board; however, in most cases, I think that it's more appropriate to have that determination made by the staff. In this case, the change in the color of the stripe on the building is a good match; I would find this to be consistent with what the Board originally approved.

Ms. Brugg: We appreciate that. It is such minor change.

Motion by Mr. Antelli, seconded by Ms. Burke:

WHEREAS, the Planning Board's November 5, 2009, site plan approval for a Hess gas station at 1877 West Ridge Road specified the exterior appearance of the proposed building and gas canopy as follows: "The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be brick (in the reddish-brown color family) with quoins at the corners, window mullions, fascia, and accents (in the white color family), with shutters and asphalt roof (in the green color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan"; and

WHEREAS, said Hess gas station now is being operated as a Speedway gas station under the same special use permit that was issued by the Board of Zoning Appeals on November 4, 2009; and

PLANNING BOARD MINUTES
January 20, 2016

WHEREAS, Speedway has changed the corporate identity of the gas station by replacing Hess's signature green accent color with Speedway's own signature red accent color; and

WHEREAS, no changes are proposed to the basic architectural style of the gas station and canopy, including but not limited to the brick façade, corner quoins, divided windows, shutters and asphalt roof; and

WHEREAS, the accent color change is strictly a matter of corporate identity and does not substantively change the architectural style and character of the gas station.

NOW, THEREFORE be it

RESOLVED that the Planning Board hereby determines that a mere change in corporate identity and corporate color does not by itself constitute a substantial change in architecture, and therefore shall not require granting of relief from approval conditions related to building architecture.

| | | | | |
|--------------|----------------|---------------|---------------|---------------|
| VOTE: | Antelli | Yes | Burke | Yes |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Absent | Sofia | Absent |
| | Fisher | Yes | | |

**MOTION CARRIED
DETERMINATION MADE**

PLANNING BOARD MINUTES
January 20, 2016

CODE ENFORCEMENT

ADJOURNMENT: 7:46 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