



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

MARCH 2, 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

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

Devan Helfer

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

1. Clarification of the February 17, 2016, Planning Board resolution regarding:

Applicant: 999 Long Pond, LLC
Location: 995 & 999 Long Pond Road and 19 Mill Road
Mon. Co. Tax No.: 059.03-4-16.1, 059.03-4-17, 059.03-4-18
Request: Rezone 7.28± acres to BP-2 (Professional Office)
Zoning District: A-R (Agriculture) & R1-18 (Single-Family Residential)

Motion by Ms. Slocum, seconded by Ms. Burke, to make the following recommendation:

BP-2 zoning and medical office uses are appropriate for the site at 995 and 999 Long Pond Road and 19 Mill Road. However, the Planning Board recommends limiting the intensity of development in order to retain the character of this intersection, and attempting to preserve the historic significance of the site.

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

**MOTION CARRIED
RECOMMENDATION APPROVED**

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New Business

1. Applicant: Anthony J. Caraglio
Location: 1150 North Greece Road
Mon. Co. Tax No.: 073.02-1-80
Request: Concept plan review of a proposed commercial use building (one story; 6000± square feet) with related parking, utilities, grading, and landscaping, on approximately 1.01 acres
Zoning District: BR (Restricted Business)

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

Anthony J. Caraglio, Owner, Caraglio's Pizza, presented the application:

Mr. Caraglio: We have with the Town Board on a rezoning. They mentioned planting arborvitae behind the building because the daycare center requested at the rezoning hearing that we do that. The reason for this development is that I own Caraglio's Pizza, and the plaza that I currently am in is being sold. We will be moving to this new plaza. I'm in the process of finding tenants before we put a shovel in the ground.

Mr. Copey: The Fire Marshal has asked to mark the east, south, and west sides of the buildings as fire lanes. The Building Department had no comments; there are some area variances needed from the Board of Zoning Appeals.

Mr. Gauthier: We did a more complete review than we normally do. Our comments talk about the kinds of details and design expectations that we have in the town. I recommend that you familiarize yourself with the Town's 2005 construction standards. I think that, if you follow these, you can make pretty good progress.

Mr. Selke: You do not own the plaza now? Are you keeping the same style building, and will the colors be the same?

Mr. Caraglio: No, I don't own that plaza that I currently am in; it's being sold. Yes the colors will be the same. I'm going to take away the columns.

Mr. Selke: You mentioned the daycare center behind you. Will you be planting arborvitae? The heating, ventilation, and air conditioning ("HVAC") equipment should be screened from the road. Where will the dumpster be located?

Mr. Caraglio: Yes we will be adding the arborvitae. The dumpster is located on the northwest side of the building.

Mr. Selke: We will look for some reasonable landscaping. A "Stop" sign should be added at the exit. What kind of lighting will you have?

Mr. Caraglio: We will work on that.

Mr. Sofia: All sides of the building and site will be visible. Mr. Selke mentioned landscaping. Just make sure to do something on the rear and sides.

Mr. Copey: The parapet should go all the way around the building.

Mr. Sofia: It's a nice addition to that corner.

Mr. Selke: It would be nice to have the flowerpots like what's across the street.

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Mr. Fisher: We will want architectural elevations for all four sides of the building, and with some different elements of design shown.

Mr. Caraglio: I'm looking forward to continuing to do business here in Greece.

CONCEPT PLAN REVIEWED

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2. Applicant: Terra Science and Education Inc.
Location: 5000 Mount Read Boulevard
Mon. Co. Tax No.: 046.14-08-001
Request: Concept plan review of a proposed charter school on an existing three-building site (consisting of a school building, church and convent building), with related parking, utilities, grading, and landscaping, on approximately 4.023 acres
Zoning District: R1-12 (Single-Family Residential)

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

William J. Pitcher, R.A., Pitcher Architect, PLLC, presented the application:

Mr. Pitcher: The existing school, church and convent building are being sold. I have revised the plan since our team met with the Town's Development Review Committee. At that time, we talked about buses coming into the site, so we came up with a traffic pattern that will be all right-hand turns. Buses from Rochester will come up Mount Read Boulevard, turn onto Latta Road, and students will be dropped off at the front of the building instead of the rear. The buses that have to go west will have to go to Dewey Avenue then down English Road to get back to Mount Read Boulevard, but the bus drivers will know that. Some concerns were raised by our neighbors about the bus route on the site. By making the driveway and entrance larger, and with the new bus travel pattern on-site, we should be able to address that. All of the trees that have been planted will be left intact; it will look at is does now. Regarding elements of the old church, such as the stained glass windows, state laws require that school buildings be nondenominational. Mother of Sorrows Church would like to take the statue that is on the front of the old church. The saint that is shown in the stained glass will be covered by translucent plastic, which also could help to protect it from damage. We are not going to do anything to the exterior except add a handicap access ramp in the rear of the building. The appearance of the school also will remain the same. We will be adding a cafeteria to the rear of the building; right now, it is two garage areas. We have been asked to expand the basketball court. We have enough parking spaces to meet the code, with extra left over. Because it's a change in occupancy for the old church and for the convent, sprinklers will be required; we will have to dig up the front of the parking area to put in the new water line for the sprinklers. The convent will be gutted and rehabbed; it will be a mixture of office space on the second floor and teaching on the first and ground floors. We are not modifying any of the entrances, so we won't need any approvals from the state on those. We did have discussion regarding the housing for the backflow preventer equipment; we might ask to put the sign on that. I misread the rear setback so I might have to redesign some things or ask for an area variance.

Mr. Fisher: Will there be a connection between the former convent and the school?

Mr. Pitcher: Yes. We will have a six-foot-wide connector. Our engineer suggested not doing anything to the site that you don't need to do. It saves money and it's a win-win for all and will have less of an impact. The new basketball court will be 7000 square feet. If we take out the old one, I think that we will be over the 4000-square-foot cutoff for not having to do drainage improvements. The question is, can that be mitigated with some sort of permeable paving and/or some kind of dry well drainage associated with that?

Mr. Gauthier: It depends on site conditions. If the soils are tight, you might have standing water. You have enough grade. Maybe you could have a secondary system or maybe plant

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more grass. The intention is to not have an adverse impact on your neighbors. There are a lot of things you can do; your engineer is familiar with them.

Mr. Pitcher: So, if we can take away some existing asphalt, equal to the amount of new asphalt, we can avoid that?

Mr. Gauthier: Yes. We want to make sure that there are no adverse effects on your neighbors.

Mr. Fisher: Could that go in an area that has pavement already?

Mr. Pitcher: According to the Town's zoning ordinance requirements, I have 18 extra parking spaces.

Mr. Gauthier: If you could live with fewer parking spaces, that would be great. Put in grass if you can, but we don't want you to have too few parking spaces.

Mr. Pitcher: We could do it. It would just be the 18 parking spaces, so we could take out some of them and put in grass.

Mr. Fisher: If you don't need all of the space to be able to satisfy the Town's parking requirements, then maybe there is some way that we could work around that, having a place to put them if you needed them. Don't spend the money if you don't need to. However, if you could do it so you don't disturb land, that would be better and the process would be faster.

Mr. Pitcher: Could we come back later for the basketball court?

Mr. Copey: You may want to plan for it now, even though it might change later. We could do a change order administratively.

Mr. Sofia: The location and the drainage might be an issue, but put it on the plan now and work on the details later.

Mr. Pitcher: Yes. Anything that speeds up the process. I have a question regarding the existing utilities other than the water lines. The only increase would be from the cafeteria, so I'm wondering whether issues of sewage and water are things that must be addressed on the drawings.

Mr. Copey: I believe that the Monroe County Department of Public Health will require you to have separate water services; you'll have to verify that with them.

Mr. Sofia: Is this a middle school?

Mr. Pitcher: No, it's a high school; 250 students.

Mr. Fisher: Is there an access easement that goes out to Mount Read Boulevard?

Mr. Pitcher: The easements are for the opposite owner. You cannot have commercial traffic, which means that trucks and buses can't go over the easement of the other property. Mother of Sorrows Church has an access easement across the school property to get out to Latta Road. The school has an access easement across the church's property so that the school can get to Mount Read Boulevard. If cars come in the back, they can go out to Mount Read Boulevard, but not buses; buses would have to enter and leave the school site via Latta Road.

Mr. Fisher: If the buses leaving the site would go left on Latta Road, it would be better if the buses had the ability to use the exit to Mount Read Boulevard.

Mr. Pitcher: So you would want the buses to go out there and go to the corner?

Mr. Sofia: They could make a left on Latta Road.

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Mr. Fisher: That could be dangerous. If possible, you should provide for some limited way for school buses to go across the church's property to Mount Read Boulevard.

Father Bill Coffas, The Church of the Mother of Sorrows of Greece, Monroe County, N.Y.: As long as it was an occasional thing, we would work with that. The church has concern about wear and tear on its driveway.

Mr. Fisher: Both parties should consider an agreement about occasional sharing of each other's parking spaces. If the school had a large event they could use the church's parking spaces, and the church could use the parking on the school property; that would benefit both.

Father Coffas: We already have begun discussions to that effect.

Mr. Fisher: We look forward to seeing this happen. That corner of the intersection, as well as the other corners, has been an educational use for a long time, and reusing the buildings for this purpose should eliminate problems of vandalism and upkeep. We as a community also get the assurance that a very important historical structure continues to have a life.

CONCEPT PLAN REVIEWED

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CODE ENFORCEMENT

ADJOURNMENT: 8:10 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