



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

APRIL 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

William E. Selke

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

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. Applicant: Yaro Enterprises
Location: 1245 & 1255 Lee Road
Mon. Co. Tax No.: 089.15-02-14 & 089.15-02-15
Request: Site 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.

Mike Ritchie, Costich Engineering, presented the application.

Mr. Ritchie: We are requesting site plan approval. During our last meeting, we received comments from Board members and from the neighbor to the south. We have revised the plan, based on input. We have received comments from the Town's staff and from the Monroe County Development Review Committee, and have addressed those comments and are currently working with staff to resolve any outstanding issues. We have added a fence along the south property line, to shield lights. We have widened the drive aisle to 24 feet to allow for two cars. We have provided a storm water management basin to provide the 30% reduction in storm water runoff, as the Town has requested. We have added a fire hydrant and have done some work in scoping the force main off-site to ensure that it does not go out of the right-of-way and have worked with Town staff to make sure that an agreement will be put in place. We have also worked with the Monroe County Department of Transportation ("MCDOT"); we sent traffic plans to them, and they had no significant comments.

Mr. Copey: There are Very few comments from Town staff. We have received a written response from the MCDOT, and we are satisfied with their response.

Mr. Gauthier: Mr. Ritchie, I appreciate your cooperation with the concerns that we had. For the record I want to express concern that you state that the ground disturbance for the construction of this project will stay under one acre. The project does not have a New York State Department of Environmental Conservation storm water permit. If the disturbance exceeded one acre, the approval and everything would be invalid and we would have to stop the project. So, please encourage your client to stay under one acre of ground disturbance.

Mr. Ritchie: I have explained to my client that, if went over one acre, we would be required to come back to the Planning Board and get the project reapproved. I have discussed the

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possibility of putting construction fencing around our limits of disturbance so that there is no confusion. I have restated that this is to be followed.

Mr. Gauthier: That's all we can do at this juncture; we appreciate the effort.

Mr. Fisher: We went over the project in detail at the last meeting; we just were waiting for a response from the County.

Mr. Selke: What is the height of the fence and color?

Mr. Ritchie: Six-foot-high vinyl, gray in color.

Mr. Selke: Where are the locations of the "Stop" signs?

Mr. Ritchie: There is one for exiting the site at Lee Road, and one is close to the handicapped parking space.

Mr. Fisher: There was one at the input drive and our expectation is that it not be there.

Mr. Ritchie: We have removed that.

Ms. Slocum: Is the name #Snap?

Mr. Ritchie: Yes.

Richard Diehl, 1230 Lee Road: It seems that he has addressed the issues I brought up before. Where will the fence end? My experience is that some folks will linger there. What will be planted in the green space?

Mr. Ritchie: We have proposed to extend the fence to be in line where headlights would be when a car faces southward, and end where a car would stop heading east. It's a fast food restaurant; people will come, eat, and leave, and trespassing will not be allowed. The parcel to the east will be left vacant; if there ever were plans, we would have to come back to the Planning Board for approval.

Motion by Mr. Selke, seconded by Ms. Slocum:

WHEREAS, Yaro Enterprises (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1245 and 1255 Lee 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,

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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 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.
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, potential adverse environmental effects revealed in the environmental review process will be minimized or avoided by the Applicant's voluntary incorporation of features and measures that were identified as practicable.

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.

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|--------------|----------------|------------|---------------|---------------|
| VOTE: | Antelli | Yes | Burke | Yes |
| | Helfer | Yes | Slocum | Yes |
| | Selke | Yes | Sofia | Absent |
| | 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. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plan.
3. The Applicant shall verify the location of the existing sanitary sewer force-main lateral and shall provide as-built record drawings, stamped by a licensed professional, in a form acceptable to the Commissioner of Public Works. In addition to documenting the location of the existing force-main lateral, the Applicant shall provide appropriate easements and/or agreements which authorize it to be located as is, subject to approval by the Planning Board Attorney.
4. Any Town of Greece approval or permit for the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises. A note that indicates this requirement shall be added to the plan.
5. Addresses for each building shall be added to the plan.
6. The landscaping on the Premises shall be maintained by the current owner of the Premises, and by any future owner. The owner of the Premises shall replace any dead plants with the same species or a similar species. The replacement plant shall be no smaller than the previous plant when it originally was installed. A note that indicates these requirements shall be added to the plan.
7. Prior to the issuance of a Final Certificate of Occupancy for the Premises, The Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed by a [New York State Licensed Landscape Architect or Certified Nursery Professional]. A note that indicates these requirements shall be added to the plan.
8. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval

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by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.

9. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be the same on all sides of the proposed building. As offered and agreed by the Applicant, such materials and colors shall be exterior insulation and finishing system ("EIFS") (in the grey and brick red color families) and cultured stone, with red awnings and a grey cornice. 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.
10. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
11. Snow storage areas shall be identified on the plan.
12. The locations of the designated fire lanes shall be shown on the Site Plan.
13. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
14. Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
15. Suitable access roads and temporary street signs shall be installed and maintained so as to provide continuous access to fire department and other emergency vehicles prior to the commencement of any aboveground construction.
16. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
17. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
18. No building permits shall be issued unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
19. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
20. The Applicant shall verify that the design for the proposed storm water pond is consistent with volume calculations represented in the engineering report, subject to approval by the Commissioner of Public Works.
21. No building permits shall be issued unless and until the Applicant executes an agreement for maintenance of the proposed storm water management pond. Such agreement shall be subject to approval by the Planning Board's Attorney and the Commissioner of Public Works.
22. 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

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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.

23. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
24. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
25. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
26. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
27. Disturbance of more than one acre will required compliance with the requirements of a State Pollutant Discharge Elimination System ("SPDES") permit and reapproval by the Planning Board.

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

MOTION CARRIED
APPLICATION 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: Site plan approval for a proposed mixed 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; and Larry Fenity, Fenity Associates, presented the application:

Mr. Fenity: The intent is to create a small retail plaza, to enter the plaza off Bramhall Drive. The building is oriented toward North Greece Road; this gives the front of the building good visibility to cars on North Greece Road. The parking will be in the front, with about 37 spaces. Storm water is being stored underneath the parking lot because of the size of the site. There will be a driveway that will go behind the building for deliveries; the dumpster will be located on the northwest side of the building. Lighting of the site is shown in the details; light spill will be contained on the site. Mr. Caraglio will be the first tenant; other tenants are anticipated to be smaller retail or service uses. There seems to be a demand for the smaller tenant spaces. Landscaping will be provided along the rear (east side) of the site. There has been discussion with the property owner to add some trees to shield the view of the rear of the building. The building is one story in height. The renderings show that the base will be cultured stone; above that there will be vinyl siding. We have used two different colors and two different sizes to break up the monotony where we don't have a lot of windows. Along the side and rear—more so in the rear—we have placed some trim boards between the siding to break up the view of the space. There is a parapet that will go along three sides, and in the rear there will be a shielding system that will go around the heating, ventilation, and air conditioning ("HVAC") equipment. That way, we can allow for draining off the roof without putting more of a parapet in that area and cause problems because it is a wood structure.

Mr. Caraglio: We have updated the landscaping plan with a pine and deciduous tree that will grow in; the rear of the building will be obscured most of the year.

Mr. Fenity: Signs will be building-mounted.

Mr. Copey: We had one comment regarding the placement of signage for the handicapped parking. We have seen the updated landscaping plan. We have a concern about the arborvitaes being so close to the driveway that they would die from damage by snow plowing. Mr. Caraglio obtained permission from the property owner to the east to plant what we feel is a better species, giving more height; we view that as an improvement. The architecture, compared to previous drawings, has improved as well. We received comments from the Monroe County Department of Planning and Development and the Monroe County Development Review Committee. They requested trip generation and distribution estimates. They also expressed concerns about the location of the curb cut relative to the signalized intersection. Currently, the centerline of their access is about 80 feet from the "Stop" bar on Bram Hall Drive, east of its intersection with North Greece Road. As the Board knows, the entire intersection comes under the jurisdiction of the Monroe County Department of Transportation ("MCDOT") because North Greece Road is a county highway.

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Mr. Gauthier: I have no comments.

Mr. Selke: Please explain the shielding for the HVAC at the rear.

Mr. Fenity: It's a "U" shape, the same color as the siding; it will be horizontal. The reason for doing this is that, with wood-frame structures of this type, if we put a parapet wall on all four sides, rain and snow stay on the roof longer and we tend to have a problem with moisture about 15 years later. We anticipate three to four HVAC units.

Mr. Fisher: Could you put something that that is continuous, so that you wouldn't see four little boxes?

Mr. Fenity: The problem is the space underneath. If you made it large enough so that it would not clog with snow, then it often does not serve the purpose; however, we are willing to look at that.

Mr. Fisher: When you have a building that is visible on all four sides, the rear should have the same architectural elements that you have on the front; one could be the cultured stone.

Mr. Caraglio: I have spent more money by planting trees to shield the rear of the building. At some point you won't be able to see the rear of the building. When you are driving west you will be able to see only the south side. That's what I've improved by breaking up the monotonous side of the building and investing in the landscaping.

Mr. Schiano: Is there a written agreement regarding planting the trees on the property to the east?

Ms. Teresa Croce, 200 Grand Park Place: I lease from Mr. Vasile the property to the east. Anything that I have brought up to Mr. Caraglio, he has improved upon. I don't see a problem with looking at the rooftop. If we can put up with the view of Sam's Club and the Salvation Army, we can handle seeing this building. We only asked him to plant some trees, and he surpassed our expectation.

Mr. Schiano: What if Mr. Vasile's property gets sold and the trees could be taken down?

Mr. Caraglio: I don't think that he would have a problem.

Mr. Schiano: I appreciate the agreement, but if Mr. Vasile sold his property, that property would not come before this Board. An agreement to allow the planting of the trees on Mr. Vasile's property should be filed in the County Clerk's Office.

Mr. Selke: What's the height of the pine trees?

Mr. Caraglio: I don't know.

Mr. Fisher: Trees don't ever completely shield the view of a building; they just help break up the view. It will take many years before the trees that are planted grow to the height of the building. It's important for you to show us what it will look like, at the very least in color and how it relates to the area. I would like to see the same architectural elements on the rear of the building; that might include spandrel glass.

Mr. Fenity: We tried to change the color and tried with the additional landscaping to break up the view and the appearance. The utility meters will be on one corner of the building. The building is 19 feet high.

Mr. Copey: Our guidelines call for a minimum height of 5 to 6 feet for planting of conifers, and 2.5-inch caliper, they may be 10 to 15 feet tall; much bigger than that, and they are hard to move.

Ms. Croce: When we leased our building, we also realized that we might see the rear of a building someday. I think that he's done a great job.

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Mr. Copey: By moving the trees further away, you change the perspective.

Mr. Fisher: That's a good idea.

Mr. Selke: What material will be used for enclosing and screening the dumpster? What's the height?

Mr. Fenity: A six-foot-high fence. We will make sure that it's taller than the dumpster and constructed of wood, board-on-board, and the gate will be made of the same material. The property owner will be a tenant; he plans to keep it nice as possible.

Ms. Slocum: Which storefront will be yours?

Mr. Caraglio: One of the middle spaces.

Ms. Slocum: I live in the apartments behind there, and I'm happy that you will be moving closer to me, but I will be curious as to what the MCDOT says about the traffic in that area. As someone who travels south on North Greece Road and turns left onto Bramhall Drive, that intersection is busy and should have a left-turn signal. That's a consideration to bring up because it is very busy.

Mr. Fisher: Is that something that our Traffic Advisory Committee can look at?

Mr. Gauthier: Yes. As you know, that group contains members of the county and the state departments of transportation, so they can maybe help move this in the right direction.

Mr. Fisher: I would like to see some type of improvement in the rear of the building or to get a better understanding of exactly what it will look like, and whether you could add some more architectural elements like what's on the front of the building. It will be visible to folks coming down Bramhall Drive; moving the trees was a great idea.

Mr. Caraglio: I would like to provide to the Board a rendering of what it will look like.

Mr. Fisher: That would be great.

Mr. Copey: You will have to provide information to the MCDOT.

Mr. Caraglio: I already have started that process of reaching out to them.

Motion by Ms. Slocum, seconded by Ms. Burke, to continue the application to the May 4, 2016, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO MAY 4, 2016, MEETING**

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2. Applicant: Terra Science and Education Inc.
Location: 1733-1777 Latta Road
Mon. Co. Tax No.: 046.14-08-001
Request: Site plan approval for a proposed charter school on an existing three-building site (consisting of a former school, former church, and former convent), 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: I think that we addressed all the previous concerns. I will go through the major concern—traffic and how the busses will travel. Traffic will be parking in the front entrance, and go out on Latta Road. Buses heading west will be allowed use an easement to travel over the Mother of Sorrows Church property out to Mount Read Boulevard. Regarding the existing driveway along the east side of the site, that easement will now be over the existing asphalt; we won't be moving that driveway. Our site consists of the old church, the school, and the convent; we are proposing to add a one-story cafeteria at the rear of the school. We had shown a basketball court, but we have taken that off the plan. The only disturbance will be the handicapped parking added by the west entrance; it will be about 20 feet x 40 feet of asphalt. At the rear of the old church, there will be a ramp. There is an existing gas line that feeds the church which may have to be relocated. I believe that all other utilities have been taken care of. All the heavy traffic will be in the rear of the site—for example, for the emptying of the dumpster—so the drive on the east side of the site won't be used. This plan shows the ground level school. There will be some interior changes, but the exterior will be unchanged, except for the addition of the cafeteria. The garages will be demolished and the cafeteria addition will be concrete painted to match the existing building. The main building will have some new air conditioning units, but those will be screened by the existing building's parapet. We are not proposing any new landscaping. Signage will be shown on the plans. A new water line will have to be brought in for sprinklers. After discussions with the Monroe County Water Authority and the Town, we will put the backflow preventer in the basement.

Mr. Copey: The Monroe County Department of Planning and Development and the County Development Review Committee reviewed the project and had minimal comments. If any work were to be done in the Latta Road right-of-way, they would need a permit from the New York State Department of Transportation; there is no work proposed. At one point, we thought that sewer connections would be needed but we have a better understanding of where the existing laterals are on the site, and the Monroe County Department of Public Health is OK with everything; those issues will be covered by agreements between the property owners. As a condition of any Planning Board approval, we would want all the laterals to be identified and clearly marked on the plans.

Mr. Gauthier: On the utility plans, I want to be clear, the sanitary sewer lateral servicing Mother of Sorrows Church is not in any way joined with the lateral leaving the school before it reaches an existing public sanitary sewer line. I have the same concern about the sanitary sewer lateral heading north off from the gym building. We just have to be clear about that.

Eric Christensen, 44 Paddy Hill Circle: I back up to the property to the east. Will you be putting grass where the basketball court is? Will there be a fence? A lot of the schools have

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fencing to prevent walking back and forth on neighbors' properties, and to prevent garbage from blowing onto neighbors' properties. Now it only can get better; this definitely improves the property.

Mr. Pitcher: We are not proposing any landscaping. We will be leaving the basketball court as it is, but will take down the hoops and fence around it. The dumpster will be close to the kitchen, enclosed by a six-foot-high fence that will be painted the same color as the building. We are not proposing any additional fencing.

Gina DiBella, Chairperson of the Town's Historic Preservation Commission: We know that the church is a historic building. The former church is listed in the National Register of Historic Places. Are there any state or federal permits or monies involved with the project? If so, that would trigger a review by the State Historic Preservation Office and could hold up the project. The windows in the church are one of the most important resources. In addition to their beauty, they bear the names of some of our town's founding families, such as Beatty, Larkin, and Fleming. The Historic Preservation Commission wants to ensure that the windows are protected from any damage during construction. If any damage occurred during construction or afterward, we would want the windows to be repaired appropriately. The State Education Department requires the school to cover up all religious images, including the top arches in the windows. We hope that they are not covered completely, but we would like there to be some way to allow those who visit the building to enjoy these magnificent resources. Regarding photographic records, we did get photos of the interior and exterior of the church; however, we also would like the opportunity to get photos when the balcony is demolished. We also would like to get photos of the school and convent prior to any changes. Many residents are concerned about the future of the church; now it appears that the new owners will take care to protect the building. But what happens with future owners? It's important to note that just because it's listed in the National Register, that does not protect it from being demolished or undergoing inappropriate changes. The only landmark designation that can protect the building is local landmark designation. The Greece Historic Preservation Commission, on behalf of the concerned residents who love and honor this building, would like to suggest that, as a show of good faith, the new owner seek landmark designation for the former church after the school is up and running. We also would like to recommend to the Planning Board that it include it as a condition of approval. From the point of view of a preservation professional, I'm glad that the property will be given a new use. I'm just not sure that the church will be appropriate for a gym; it might work as an auditorium. I ask the school to consider that as a use for the building.

Rev. William G. Coffas, Pastor of Mother of Sorrows Church: The Diocese of Rochester expresses extensive concern for the use of the three buildings, especially the church, through our attorneys. We are entering into an agreement, stating that, in the future, these buildings—particularly the church—will be used in certain ways, not inappropriate ways. We did allow the photos to be taken. I made the decision, mostly for safety and liability reasons, not to allow people in the school and the convent. They are in rough shape and there is a great deal of debris, so I made that decision not to allow photos to be taken.

Mr. Pitcher: The windows will be physically protected from injury. There are storm windows already. I think that a fake storm window, like spandrel glass, will be used to cover the images; it will be a translucent Plexiglas.

Mr. Copey: How will the windows be protected from the inside?

Mr. Pitcher: I'm trying to decide whether to use expanded metal wire mesh or a Lexan set into a metal frame. Only the figures at the top will be covered.

Mr. Fisher: I'm trying to understand what's been proposed regarding the exterior. It seems that there would be a legal document that covers the uses of the buildings but I wonder about

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anything that addresses the exterior appearance of the building. From our standpoint, it's essential that there is a sustainable use of the buildings, especially the old church, so that they are maintained. Even though the other buildings don't have the same status as the old church, if they are not used in a productive way, the hope is that the old church will be maintained and even improved. This is probably the most important historical site in town. Is that a possibility?

Mr. Pitcher: I can discuss it with the applicant, but you have the control over the appearance.

Mr. Copey: The Board could state in its approval that the exterior modifications shall be limited to what's been discussed.

Mr. Schiano: That would work.

Mr. Fisher: That would be a way through our approval action to make sure that the old church is improved and maintained; it's what you intend to do anyway. The church is such an important element of this community. We are happy that you have a productive use, one that's consistent with it being an educational area; it's been related to education in one form or another.

Mr. Christensen: Can we put in a request in to add a fence?

Mr. Fisher: I think that we can make sure that we discuss that.

Father Coffas: Regarding the use of the church as gym, I think that a precedent has been set at Saint Charles Borromeo Church. That is an absolute magnificent building. It provides a beautiful backdrop of an academic building that would really rival any college campus, so it has an academic feel.

Mr. Fisher: It's not only a physical high point but a historical high point, and adds a dignity to the school.

Father Coffas: The old church truly is a treasure to the community. We have Civil War veterans buried in the cemetery next to the church. I have spoken with the principal of the school regarding the overview of the history there and how it truly is a resource.

Mr. Copey: Regarding a fence, you often see that with public schools. I think that chain-link fence would be a good application here, maybe coated with black vinyl.

Ms. Helfer: I agree. I think that there should be fence.

Mr. Gauthier: What limits do you want to put on it? It should be at the end of the easement, and you should take a look at the edges.

Mr. Copey: There is some green space in the south part of the site. The fence could end there and wrap the corner, head west up to the driveway.

Mr. Fisher: So that would be six-foot-high, chain-link, black.

Mr. Christensen: There is a tree that is on the property line. There is a fence to the north where the playground was.

Mr. Copey: The new fence should match the height of the existing fence. To complete the fence on the east property line and meet up with the south boundary line, they wrap around to meet the driveway.

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

WHEREAS, Terra Science and Education Inc. (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1733-1777 Latta Road (the "Premises"); and

WHEREAS, 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 a Type II action under SEQRA. (SEQRA Regulations, §617.5(c)(2) & (7).)
2. According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action relative to the Proposal.

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

MOTION CARRIED

Mr. Antelli then made the following motion, seconded by Ms. Burke, 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. Any Town of Greece approval or permit for the Premises does not relieve the Applicant, developer, or owner of the Premises from obtaining all other town, county, state, or federal government approvals or permits that are required for the Premises. A note that indicates this requirement shall be added to the plan.
3. Addresses for each building shall be added to the plan.
4. The exterior appearance (that is, materials, colors, and architectural style) of the proposed school addition shall be visually compatible with the existing building(s). As offered and agreed by the Applicant, such materials and colors shall be concrete block (in the tan/brown color families). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed, and shall be filed with the site plan.

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5. As offered and agreed by the applicant, modifications to the existing historic church shall be limited to covering the religious symbols on the front of the church, and within the stained glass windows.
6. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
7. The locations, heights, and types of outdoor lighting fixtures shall be shown on the plan. If none are proposed, a note to this effect shall be added to the plan.
8. Details or catalogue cuts of the proposed light fixtures and standards shall be added to the plan.
9. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
10. Snow storage areas shall be identified on the plan.
11. The locations of the designated fire lanes shall be shown on the Site Plan.
12. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
13. Permanently mounted "No Parking - Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
14. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
15. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
16. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
17. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
18. The location of existing sanitary sewer laterals and mains shall be verified and clearly identified on the site plan to the satisfaction of the Commissioner of Public Works.
19. Fencing shall be completed along the entire east property line of the Premises, to match the height of the existing fence. Black vinyl coated chain link fence shall be used, and the final location and configuration shall be subject to approval by the Planning Board Clerk.

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April 20,016

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

MOTION CARRIED
APPLICATION APPROVED

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Fuccillo Automotive Group
Location: 4321 West Ridge Road
Mon. Co. Tax No.: 073.01-3-26.1
Request: Minor improvement plan approval for minor modifications to a site plan, previously approved on August 6, 2014, for an automotive dealership (one story; 30,411± square feet), with related parking, utilities, grading, and landscaping, on approximately 8.1 acres
Zoning District: BG (General Business)

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

Doug Eldred, P.E., BME Associates, presented the application.

Mr. Eldred: We are here for minor modifications to the previously approved site plan and to review the architecture of the building. The site is immediately to the east of the new Doan Buick GMC site. The building will be 29,500 square feet; it will be 2,900 square feet less than what was shown on the previously approved plan. There are minor changes to the site itself, minor grading changes, and we were able to add 10 parking spaces near the building. There will be no septic system because there now are sanitary sewers available. There are minor changes to the sanitary sewer laterals. The elevation shows that the exterior will be gray metal panels with glass and black metal framing, with spandrel glass. The rooftop mechanical equipment will be shielded from view. We have addressed comments from the Town's staff. We have moved two hydrants as suggested, and have noted the fire connection. The topsoil stockpile will be removed by fall of this year. We have come up with a solution regarding the storm water management pond.

Mr. Copey: Are we looking at the same building elevation?

Mr. Eldred: It is slightly different, but we sent it to you through e-mail.

Mr. Copey: OK. This was a minor improvement plan for a change to a part that was in the approval of the overall site plan. Just the building footprint has changed. The septic system is gone and the parking that was anticipated now will be installed. The Planning Board wanted to get the architecture reviewed. The few comments from the Fire Marshal were addressed.

Mr. Gauthier: This site shares the storm water management facility with the Doan Buick GMC twin site to the west. We discussed the remedy for the discrepancy between what the approved plans called for and how the facility was built. Would you object to us withholding final signature on this plan until there's a verification that we have reconciled any discrepancies? That's the only issue; I'm happy with the proposal.

Mr. Fisher: At the April 19 meeting of the Board of Zoning Appeals, they attached a condition to the special use permit approval that there is to be no parking on the green areas.

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Motion by Mr. Selke, seconded by Mr. Antelli:

WHEREAS, Fuccillo Automotive Group (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a minor improvement plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 4250 West Ridge Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. On June 17, 2014, the Town Board changed the zoning of the subject property from R1-18 (Single-Family Residential) and BR (Restricted Business) to BG (General Business). As a Type I action pursuant 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"), the rezoning was the subject of a coordinated environmental review, for which the Town Board was the Lead Agency and the Planning Board was an involved agency. Following the review of the Full Environmental Assessment Form and supplemental information provided by the Applicant and other interested or involved parties, the Town Board issued a negative declaration pursuant to SEQRA, indicating that there would be no significant adverse environmental impact.
2. In its role as the Lead Agency, the Town Board did exercise due diligence in identifying and notifying involved agencies, including the Planning Board, and pursuant to the SEQRA Regulations, Section 617.6(b)(3)(iii), the Lead Agency's Negative Declaration is binding on all involved agencies.
3. The Planning Board has considered the Lead Agency's Negative Declaration, and reviewed additional detailed information related to traffic, buffering, utilities, and other relevant issues.
4. The Planning Board finds the proposed project to be consistent with the project reviewed by the Town Board.

NOW, THEREFORE, be it

RESOLVED that SEQRA requires no further environmental review by the Planning Board.

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

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Mr. Antelli, 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

PLANNING BOARD MINUTES
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- 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. This Minor Improvement Plan represents a minor modification to a site plan previously approved by the Planning Board on August 6, 2014, in which the overall site design for 4321 West Ridge Road and the adjoining property at 4389 West Ridge Road (Doan Buick) was reviewed and approved. All conditions of the August 6, 2014, approval remain in full force and effect and are included herein by reference.
 3. As offered and agreed by the Applicant, the Applicant shall complete the proposed modification to the storm water management pond which services this site (located on adjoining property at 4389 West Ridge Road per the aforementioned August 6, 2014, site plan approval) prior to final approval signature being placed on this minor improvement plan. As-built 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.
 4. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
 5. 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 metal panels (in the silver color family) and concrete masonry units (in the grey color family), with grey trim and red accents. 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.
 6. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
 7. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
 8. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
 9. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
 10. There shall be no parking or storage of cars in grass or landscaped areas. A note indicating this requirement shall be added to the plan.

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April 20,016

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

MOTION CARRIED
APPLICATION APPROVED

PLANNING BOARD MINUTES
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2. Response to the Town Board notice of intent to become the lead agency for the coordinated environmental review of the request submitted by Benderson Development Company, LLC to rezone 15.19± acres from R1-18 (Single-Family Residential) and BR (Restricted Business) to BG (General Business), on property located at 4057-4231 West Ridge Road.

Motion by Ms. Burke, seconded by Ms. Helfer, to consent to the Town Board being the lead agency for the coordinated environmental review of the request submitted by Benderson Development Company, LLC to rezone 15.19± acres from R1-18 (Single-Family Residential) and BR (Restricted Business) to BG (General Business) on property located at 4057-4231 West Ridge Road.

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

**MOTION CARRIED
RESPONSE APPROVED**

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3. Applicant: Atlantic Funding and Realty, LLC
Location: Generally, south and southwest of the intersection of Pinewild Drive and Bellwood Drive in the Canal Ponds Business Park
Mon. Co. Tax No.: 089.04-1-14.11 & 089.04-1-14.12
Request: Waiver of site plan re-approval for a proposed flexible-use office building (one story; 22,220± square feet), with related parking, utilities, grading, and landscaping, and Local Waterfront Revitalization Program (LWRP) determination of consistency, on approximately 22.7 acres
Zoning District: BG (General Business)

Motion by Ms. Slocum, seconded by Ms. Helfer, to grant a waiver of site plan re-approval previously approved on April 2, 2014 and extension granted on April 8, 2015.

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

**MOTION CARRIED
WAIVER GRANTED**

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ADJOURNMENT: 8:55 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