



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**OCTOBER 7, 2015**

**Work Session Began: 6:30 p.m.**

**Meeting Began: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

### **Present**

Alvin I. Fisher, Jr., Chairman

Richard C. Antelli

Daniel P. Barletta, DDS

Christine R. Burke

Devan Helfer

William E. Selke

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**

1. Applicant: Atlantic Funding & Real Estate, LLC  
Location: Pinewild Drive (in Canal Ponds Business Park)  
Mon. Co. Tax No.: 089.04-01-14.12  
Request: Approval for the Gateway Business Center subdivision, being a resubdivision of Lot AR-12A2 of the Canal Ponds Business Park subdivision, to form 2 lots on approximately 22.736 acres  
Zoning District: BG (General Business)

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

Christopher Centola, R.L.A., Costich Engineering, presented the application.

Mr. Centola: This is a 22.7-acre parcel that we plan on subdividing into two parcels, one of which is 8.8 acres; the other is 13.7 acres. We previously obtained Planning Board approvals for Gateway Business Center, which consisted of three flex buildings, with loading docks and parking. We realized that we did not request subdivision approval at that time and we are back here now. We have addressed comments submitted by the Town's staff and Monroe County.

Mr. Copey: This project was reviewed by the Monroe County Department of Planning and Development and the Monroe County Development Review Committee. They requested copies of the Transportation Improvement Phasing Plan ("TIPP") that was created for the Canal Ponds Business Park, and noted that any work in the Bellwood Drive right-of-way would require a highway permit; there is no work proposed there. The traffic volume worksheets were produced at the time of site plan approval but I assume that the applicant will follow through and provide that to the County.

Mr. Centola: I have been in contact with the County and will forward the information to them.

Mr. Copey: No other comments from staff.

**Mr. Antelli made the following motion, seconded by Ms. Burke:**

WHEREAS Atlantic Funding & Real Estate, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a resubdivision (the "Proposal"), as more fully described in the minutes of this public meeting, relative to property generally located at Pinewild Drive (the "Premises") in the Canal Ponds Business Park ("Canal Ponds"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State

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- Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the development of Canal Ponds was classified as a Type I action.
2. In accordance with SEQRA, the Town Board (the "Town Board") of the Town was designated as, and continues to be, the lead agency for the environmental review of the development of Canal Ponds.
  3. The Town Board fully considered the alternatives, impacts, and mitigation measures that were identified in the Final Generic Environmental Impact Statement (the "FGEIS") that was prepared for Canal Ponds when the overall developers of the site, Pioneer Development Company, LLC, and Torrey Pines Realty Company, Inc., requested that portions of the Canal Ponds site be rezoned from an IG (General Industrial) Zoning District to BP (Professional Office), BR (Restricted Business), and BG (General Business) Zoning Districts (the "1991 Canal Ponds Rezoning").
  4. On May 7, 1991, in accordance with SEQRA, the Town Board issued a Findings Statement (the "1991 SEQRA Findings Statement"), and then passed a resolution to approve the 1991 Canal Ponds Rezoning (the "1991 Canal Ponds Rezoning Approval"). In the 1991 SEQRA Findings Statement, the Town Board concluded that, in summary, the development of Canal Ponds would not have a significant adverse impact on the environment. The findings of the 1991 SEQRA Findings Statement are incorporated herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.
  5. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: a written description of the Proposal; conceptual site plans; aerial photographs; Part 1 of an Environmental Assessment Form (the "EAF"); and supplemental information about the Proposal (collectively, the "Environmental Analysis").
  6. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information that was submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
  7. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have 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; the Monroe County Department of Transportation; the New York State Department of Transportation; the Town Board; and the Town's own staff.
  8. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant comments submitted to the Planning Board as of October 7, 2015.
  9. The Proposal is consistent with the FGEIS, the 1991 SEQRA Findings Statement, and the 1991 Canal Ponds Rezoning Approval.

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10. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
11. The Planning Board has met the procedural and substantive requirements of SEQRA.
12. 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.
13. The Planning Board carefully considered the relevant environmental impacts, facts, and conclusions disclosed in the FGEIS and in all supplemental maps, descriptions, analyses, reports, and reviews.
14. The 1991 SEQRA Findings Statement weighed and balanced relevant environmental impacts with social, economic, and other considerations.
15. 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.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, and after examining the Planning Board's own initial concerns and all issues and comments submitted 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 and that, therefore, SEQRA and the 1991 Findings Statement require no further action relative to the Proposal by the Planning Board.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**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. The proposed street addresses for each lot shall be added to the plat and shall be subject to approval by the Fire Marshal.
3. Subject to approval by the Town's Commissioner of Public Works and Deputy Commissioner of Public Works for Engineering.
4. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.

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5. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
6. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPROVED WITH CONDITIONS**

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2. Applicant: Atlantic Funding & Real Estate, LLC  
Location: 400 Bellwood Drive (in Canal Ponds Business Park)  
Mon. Co. Tax No.: 089.04-1-13.11 & 089.04-1-14.12  
Request: Approval for the Home2 Suites subdivision, being a resubdivision of Lot AR-16A of the Canal Ponds Business Park Resubdivision (filed at Liber 344 of maps, page 67) and additional lands, on approximately 29.41 acres  
Zoning District: BG (General Business)

**For a synopsis of the discussion relative to this request, see the minutes of this meeting relative to the request for site plan approval by applicant Atlantic Funding & Real Estate, LLC.**

**Mr. Barletta made the following motion, seconded by Ms. Helfer:**

WHEREAS Atlantic Funding & Real Estate, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a resubdivision (the "Proposal"), as more fully described in the minutes of this public meeting, relative to property generally located at 400 Bellwood Drive (the "Premises") in the Canal Ponds Business Park ("Canal Ponds"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal 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 development of Canal Ponds was classified as a Type I action.
2. In accordance with SEQRA, the Town Board (the "Town Board") of the Town was designated as, and continues to be, the lead agency for the environmental review of the development of Canal Ponds.
3. The Town Board fully considered the alternatives, impacts, and mitigation measures that were identified in the Final Generic Environmental Impact Statement (the "FGEIS") that was prepared for Canal Ponds when the overall developers of the site, Pioneer Development Company, LLC, and Torrey Pines Realty Company, Inc., requested that portions of the Canal Ponds site be rezoned from an IG (General Industrial) Zoning District to BP (Professional Office), BR (Restricted Business), and BG (General Business) Zoning Districts (the "1991 Canal Ponds Rezoning").
4. On May 7, 1991, in accordance with SEQRA, the Town Board issued a Findings Statement (the "1991 SEQRA Findings Statement"), and then passed a resolution to approve the 1991 Canal Ponds Rezoning (the "1991 Canal Ponds Rezoning Approval"). In the 1991 SEQRA Findings Statement, the Town Board concluded that, in summary, the development of Canal Ponds would not have a significant adverse impact on the environment. The findings of the 1991 SEQRA Findings Statement are incorporated herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.
5. On July 21, 2015, in accordance with SEQRA, the Town Board issued a determination of no significance in the environmental review of the Proposal (the "2015 SEQRA

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Determination"). In summary, the 2015 SEQRA Determination indicated that the Proposal would not have a significant adverse environmental impact. The findings of the 2015 SEQRA Determination are incorporated herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.

6. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: a written description of the Proposal; conceptual site plans; aerial photographs; Part 1 of an Environmental Assessment Form (the "EAF"); and supplemental information about the Proposal, (collectively, the "Environmental Analysis").
7. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information that was submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
8. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have 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; the Monroe County Department of Public Health; the Monroe County Department of Transportation; the New York State Department of Transportation; the Town Board; and the Town's own staff.
9. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant comments submitted to the Planning Board as of October 7, 2015.
10. The Proposal is consistent with the FGEIS, the 1991 SEQRA Findings Statement, the 1991 Canal Ponds Rezoning Approval, and the 2015 SEQRA Findings Statement.
11. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
12. The Planning Board has met the procedural and substantive requirements of SEQRA.
13. 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.
14. The Planning Board carefully considered the relevant environmental impacts, facts, and conclusions disclosed in the FGEIS and in all supplemental maps, descriptions, analyses, reports, and reviews.
15. The 1991 SEQRA Findings Statement weighed and balanced relevant environmental impacts with social, economic, and other considerations.
16. 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.

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NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, and after examining the Planning Board's own initial concerns and all issues and comments submitted 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 and that, therefore, SEQRA and the 1991 Findings Statement require no further action relative to the Proposal by the Planning Board.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Barletta 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 the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. The proposed lot addresses shall be added to the plat and shall be subject to approval by the Fire Marshal.
3. No final approval signature shall be placed on the plat unless and until the Gateway Business Center Subdivision, approved by the Planning Board on October 7, 2015, has been filed in the Office of the Monroe County Clerk.
4. Subject to approval by the Town's Commissioner of Public Works and Town engineering staff.
5. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
6. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
7. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPROVED WITH CONDITIONS**

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**SITE PLANS**

**Old Business**

None

**New Business**

. Applicant: Atlantic Funding & Real Estate, LLC  
Location: 400 Bellwood Drive (in Canal Ponds Business Park)  
Mon. Co. Tax No.: 089.04-1-13.11 & 089.04-1-14.12  
Request: Site plan approval for a proposed hotel (4 stories; 120± rooms; 60,000± total square feet), with related parking, utilities, grading, and landscaping on approximately 2.3 acres  
Zoning District: BG (General Business)

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

Jerry Goldman, Esq., Woods Oviatt Gilman LLP, and Robert Winans, P.E., Costich Engineering, LLC, presented the application.

Mr. Goldman: This hotel has received special use permit approval from the Town Board in July of this year; we are here for subdivision and site plan approval. The subdivision aspect is a lot combination and creation of the lot on which the hotel will be located. The lot is immediately adjacent to and south of the existing BJ's Wholesale club. Access into the site is off Bellwood Drive. The entire site is about 3.8 acres. The hotel is proposed to be 4 stories, with 120 rooms. We are in full conformance with the bulk requirements of the Town. Canal Ponds Business Park, as we know, was approved with a lot of conditions and forethought by the Town. This project is in conformance with all aspects related to that, including transportation aspects, which were reviewed by the Town Board as part of the special use permit for the hotel. One item for this Board is review of the look of the building; we have passed around a rendition of elevation.

Mr. Fisher: We have a received a color page. Could you let us know what that is?

Mr. Winans: I don't have the exact colors, but it is a tan and a dark brown.

Mr. Selke: So, it would look the same as the Home2 Suites building in Henrietta or very similar?

Mr. Winans: Yes. The material is called a prefinished HardieBoard; it looks like stucco. Some of the lower area will have a stone veneer, but will all be in the same color family.

Mr. Goldman: We have seen all comments and will address all those.

Mr. Copey: The Monroe County Department of Planning and Development and the Monroe County Development Review Committee had review comments. They requested a copy of the Traffic Improvement Phasing Plan ("TIPP") traffic volume worksheet. They also noted that the backflow preventer would be subject to approval by the County Department of Public Health, and that a temporary residence permit would be required. We also spoke with Mr. Winans about work that will be done in the Town of Gates. Some aspects of the project would require Town of Gates approval, particularly wastewater. We recommend that any agreements that are necessary between the two towns be obtained before we sign

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off on the site plan and the subdivision. We also recommend including a condition that the Gateway Business Center subdivision map be approved, signed, and filed with the County before the subdivision plat for this lot is signed. There were minimal and minor comments from our other departments.

Mr. Gauthier: We have comments on utilities, drainage, and sanitary sewers; just a few that we have to work out. The storm water is being discharged into an existing storm water facility in the Town of Gates. We want to verify that that facility had been built in accordance with the design. We can recommend approval of this project.

Mr. Barletta: Will the backflow preventer be interior or exterior?

Mr. Winans: We plan on it being indoors.

Mr. Barletta: If it does end up outdoors, can we add a condition that it be painted green in that circumstance? One of the parcels crosses the Town of Greece border into Gates.

Mr. Copey: There will not be a tax parcel that is in two communities. For tax mapping purposes, there will be a separate tax number for the part that is in Greece and for the part that is in Gates.

Mr. Selke: Does this hotel have a restaurant, bar, or banquet room? You will have waste, and I want to know how you will handle that. What about deliveries?

Mr. Winans: We will have a dumpster, and waste materials will be taken out in typical fashion. The dumpster will be in the rear corner of the site. The enclosure will be similar to the building. There is not an in-house restaurant.

Mr. Selke: The landscaping is similar to that of the hotel in Henrietta.

Mr. Barletta: Is this an extended stay type of hotel?

Mr. Winans: No. The rooms are not set up for that; maybe a microwave and refrigerator.

Mr. Fisher: One thing that was brought up was that Canal Landing Boulevard is not completed to the Gates-Greece town border. When it is completed to that point, we would like to see a connection between this property and Canal Landing Boulevard. It should be an advantage to have additional access, not only from a commercial standpoint but also from a safety standpoint.

Mr. Goldman: We do have site control to the south of us. We are proposing some easements along that area. We are certain that that would be part of future site plans in dealing with the property from the south. Mr. Fisher: We would like to have that as an element of the approval that, when Canal Landing Boulevard is extended, the connection from the hotel site to Canal Landing Boulevard would be made.

Mr. Schiano: Are you okay with that Mr. Goldman?

Mr. Goldman: We can address that. We aren't going to necessarily put it on the plans because everything isn't fully set there.

Mr. Fisher: When Canal Landing Boulevard is extended, there should be a connection between this site and the extended road. When it does happen, we want to see the connection made. It should be included as part of this approval.

Mr. Copey: So, a declaration to provide future cross access?

Mr. Goldman: Yes. We can work out the details.

Mr. Schiano: When you enter into the site, who has the right-of-way? Is there two-way traffic around the whole building?

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Mr. Winans: We will look at putting up a "Stop" sign; we will work with the Town's staff.

Mr. Selke: Will the air condition unit be on the roof?

Mr. Winans: I am sure that it will be on the roof; however, its visibility will be screened.

**Mr. Barletta made the following motion, seconded by Mr. Selke:**

WHEREAS Atlantic Funding & Real Estate, LLC (the "Applicant") has submitted a proposal (the "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, relative to property generally located at 400 Bellwood Drive (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal 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 development of Canal Ponds was classified as a Type I action.
2. In accordance with SEQRA, the Town Board (the "Town Board") of the Town was designated as, and continues to be, the lead agency for the environmental review of the development of Canal Ponds.
3. The Town Board fully considered the alternatives, impacts, and mitigation measures that were identified in the Final Generic Environmental Impact Statement (the "FGEIS") that was prepared for Canal Ponds when the overall developers of the site, Pioneer Development Company, LLC, and Torrey Pines Realty Company, Inc., requested that portions of the Canal Ponds site be rezoned from an IG (General Industrial) Zoning District to BP (Professional Office), BR (Restricted Business), and BG (General Business) Zoning Districts (the "1991 Canal Ponds Rezoning").
4. On May 7, 1991, in accordance with SEQRA, the Town Board issued a Findings Statement (the "1991 SEQRA Findings Statement"), and then passed a resolution to approve the 1991 Canal Ponds Rezoning (the "1991 Canal Ponds Rezoning Approval"). In the 1991 SEQRA Findings Statement, the Town Board concluded that, in summary, the development of Canal Ponds would not have a significant adverse impact on the environment. The findings of the 1991 SEQRA Findings Statement are incorporated herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.
5. On July 21, 2015, in accordance with SEQRA, the Town Board issued a determination of no significance in the environmental review of the Proposal (the "2015 SEQRA Determination"). In summary, the 2015 SEQRA Determination indicated that the Proposal would not have a significant adverse environmental impact. The findings of the 2015 SEQRA Determination are incorporated herein by reference as if fully set forth, as findings of the Planning Board in its decision on the Proposal.
6. The Planning Board has carefully considered environmental information that was prepared by the Applicant's representatives or the Town's staff, which included but was not limited to: a written description of the Proposal; conceptual site plans; aerial photographs; Part 1 of an Environmental Assessment Form (the "EAF"); and supplemental information about the Proposal, including but not limited to an analysis of traffic volumes generated by development in Canal Ponds (including the Proposal) (collectively, the "Environmental Analysis").

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7. The Planning Board also has included in the Environmental Analysis and has carefully considered additional information that was submitted by the Applicant's representatives, including but not limited to: oral or written descriptions of the Proposal; maps and other drawings of the Proposal; and various oral or written comments that may have resulted from meetings with or written correspondence from the Applicant's representatives.
8. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have 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; the Monroe County Department of Public Health; the Monroe County Department of Transportation; the New York State Department of Transportation; the Town Board; and the Town's own staff.
9. The Planning Board also has included in the Environmental Analysis and has carefully considered information, recommendations, and comments that may have resulted from telephone conversations or meetings with or written correspondence from owners of nearby properties or other interested parties, and all other relevant comments submitted to the Planning Board as of October 7, 2015.
10. The Proposal is consistent with the FGEIS, the 1991 SEQRA Findings Statement, the 1991 Canal Ponds Rezoning Approval, and the 2015 SEQRA Findings Statement.
11. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
12. The Planning Board has met the procedural and substantive requirements of SEQRA.
13. 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.
14. The Planning Board carefully considered the relevant environmental impacts, facts, and conclusions disclosed in the FGEIS and in all supplemental maps, descriptions, analyses, reports, and reviews.
15. The 1991 SEQRA Findings Statement weighed and balanced relevant environmental impacts with social, economic, and other considerations.
16. 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.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, and after examining the Planning Board's own initial concerns and all issues and comments submitted 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 and that, therefore, SEQRA and the 1991 Findings Statement require no further action relative to the Proposal by the Planning Board.

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<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Barletta then made the following motion, seconded by Mr. Selke, 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. Certain aspects of the proposal may be subject to approval by the Town of Gates, including but not limited to storm water and waste water discharge, and any associated agreements deemed necessary by the Planning Board Attorney.
3. 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.
4. The proposed address shall be added to the plan and shall be subject to approval by the Fire Marshal.
5. 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.
6. 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.
7. 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.
8. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be the same on all sides of the proposed. As offered and agreed by the Applicant, such materials and colors shall be tan, brown and gray color family. Elevations of the exterior appearance shall identify these colors and

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materials, shall show all sides of the proposed building, and shall be filed with the site plan.

9. The locations of the designated fire lanes shall be shown on the Site Plan.
10. 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.
11. Water mains and hydrants shall be installed and be in proper operating conditions prior to the commencement of any aboveground construction.
12. 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.
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. 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.
15. 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.
16. No pre-construction meeting shall be scheduled unless and until a Notice of Intent (NOI) has been filed with the New York State Department of Environmental Conservation (the "NYSDEC").

Throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-15-002, particularly Part IV, which describes:

- periodic inspections of the construction site by a qualified professional; and
- maintenance of a site log; and
- stabilization requirements; and
- Maintenance of sediment traps and ponds during construction.

The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.

17. 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.
18. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Town engineering staff.
19. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
20. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
21. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
22. As offered and agreed by the applicant that if the Reduced Pressure Zone unit is located outside it will be green in color with plantings around it.

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- 23. As offered and agreed to by the applicant, he will provide a Declaration of Intent to provide vehicular access to Canal Landing Boulevard from the hotel site when the pavement of Canal Landing Boulevard is extended to the Greece/Gates town border.
- 24. As offered an agreed by the Applicant to provide a Declaration of Intent to provide future access to Canal Landing Boulevard if required by the Planning Board.
- 25. As offered and agreed by the Applicant the Applicant with work with staff for traffic control signage within the site.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Barletta</b>	<b>Yes</b>
	<b>Burke</b>	<b>Yes</b>	<b>Helfer</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPROVED WITH CONDITIONS**

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

None

**CODE ENFORCEMENT**

**ADJOURNMENT:** 7:40 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:** \_\_\_\_\_

Alvin I. Fisher, Jr., Chairman

**Date:** \_\_\_\_\_