



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

OCTOBER 19, 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
Richard C. Antelli
Christine R. Burke
Devan M. Helfer
Jamie L. Slocum
William E. Selke
Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney
John Gauthier, P.E., Associate Engineer
Scott R. Copey, Planner
Michelle M. Betters, Planning Board Secretary

Absent

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: ZCJ Automotive, Inc.
Location: 1110 Stone Road
Mon. Co. Tax No.: 075.06-1-35
Request: Site plan approval for the proposed demolition of part of an existing building (18,700± square feet to be demolished) and associated improvements to the remainder of the building, with related parking and landscape improvements on approximately 6.4 acres
Zoning District: BP-2 (Professional Office)

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

Mike Montalto, Costich Engineering; and John Love, Managing Partner, Bob Johnson Chevrolet, presented the application.

Mr. Montalto: We are here for approval of renovations to the site. This was the original Bob Johnson Chevrolet facility (previously, Frear Chevrolet), which now is being used primarily to stage cars before sale; there will be no retail operations here. They want to tear down a series of additions that were made over the years; approximately 18,000 square feet. They are taking off a portion of the building closest to Stone Road, and leaving what was the original showroom. The site gets used for the prepping of the cars when they come off the carrier and before they go to the sales lot. We are reducing the large expanse of pavement along Stone Road, adding landscaped berms, providing room for the tractor-trailer trucks to come off Stone Road and unload the cars on the site, rather than parking the trucks on the road. There is a small building that will be coming down, and there will be a facelift to the existing building. There will be glass block, and we have shown the colors on the architectural elevations. We received comments from the Town's staff, and we will be reconfiguring the electrical service. We received comments from Monroe County; those are technical in nature and we can work through those. We are in receipt of a letter from a neighbor, and Mr. Love sent an email as a follow-up to discuss any issues. Employees do not show up to the site until 8:30 in the morning. The car carriers currently arrive at 7:30 to 8:00 in the morning and stop arriving at 4:30 to 5:00 at night. The staff's recommended conditions of the approval state that sidewalks are required; we would grant an easement and ask the Town Board for a waiver of the installation requirement. There are no sidewalks east and west of the site.

Mr. Copey: The Monroe County Department of Planning and Development and the Monroe County Development Review Committee looked at the project, and the Monroe County Department of Transportation ("MCDOT") had comments. Our zoning staff noted that a building-mounted sign could not exceed 125 square feet in area. There were no comments from our Fire Marshal or Building Department. It seems that the applicant did reach out to the neighbor regarding the noise at the site. One thing to consider regarding the sidewalk is that some of the landscaping might need to be moved back from Stone Road to accommodate that, either now or in the future.

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Mr. Gauthier: We had a few comments. Can you confirm that those comments are not of any controversy?

Mr. Selke: What would you estimate to be the number of years that you will continue to operate at this site?

Mr. Love: Our intent is that our business will continue to grow and we will need this into the foreseeable future.

Mr. Selke: You had a lot of open dumpsters there when I visited the site. Will the roof be repaired? Will the many potholes on the site be repaired? Where will the trucks unload? How many trucks per day?

Mr. Montalto: The trucks will unload in the front of the site, but off the road. The roof and parking lot will be repaired.

Mr. Love: We have 7,000 cars a year. By design we have them unloading in the front; we can accommodate six trucks at a time. We have restricted delivery times, starting at 7:00 or 8:00 a.m. and ending at 4:30 or 5 p.m. We do that because our staff does not get there until then.

Mr. Selke: Visiting the site, I saw that there is a lot of trash; now is a good time to clean it up. Will you be using the sheds in the back?

Mr. Love: They are accessed twice a day and remain locked; they are for parts.

Mr. Selke: There is a very large tree that has fallen. Will that be taken away?

Mr. Love: We would love to remove it, but we have talked to the neighbor and he said that he did not want to look at our stuff and was not open to our taking it away. If you want to require us to remove it, we can.

Mr. Selke: Are you proposing any change in lighting? Where will snow storage be?

Mr. Love: No change in lighting. We pile snow in the northwest corner of the site, along the west boundary and center south of the property. We have a loader that we use to reposition the snow as necessary.

Mr. Selke: Could you describe the landscaping?

Mr. Montalto: We have a total of 5 different species and about 145 plantings being put in; it's shown on the plan. It's an undulating landform; you will be looking at a manicured area from Stone Road.

Mr. Selke: It should look very nice. I want to expand upon the dumpster enclosure. Why do you have tires on-site?

Mr. Montalto: We will look into that. We will take care of anything that is ours.

Mr. Love: The tires are picked up once a week; by design we have left it open. Dumpster divers come here, and we catch people all the time; to enclose it would make more of a visual shield for them. In our area we can pen it in but we just ask for a chance to look at it a bit more.

Mr. Fisher: The intent is to hide it from view. It appears that the dumpster area is adjacent to residences. If you didn't have things to attract dumpster divers, they wouldn't be there.

Mr. Love: We are happy to put in an enclosure for the dumpster.

Mr. Copey: Many times we can use the existing the configuration of the building and have it screened.

Mr. Fisher: Our intent is that it not be visible to the neighbors.

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Mr. Love: We can take care of that.

Mr. Fisher: Where do you propose to put the sidewalk? Would you move the berm back?

Mr. Montalto: No, we are keeping the landscaping at the right-of-way, so it will end up at the right-of-way line or closer.

Mr. Copey: We can defer to the Department of Public Works and the MCDOT, to tell us where it should go, if it goes in.

Mr. Montalto: There will be an easement; if it needed to be adjusted, it could be.

Mr. Sofia: The likelihood is slim because there has not been a sidewalk there in years.

Mr. Copey: You can show the sidewalk on the plan and then ask for a waiver from Town Board. If you show your plan and then have an alternate plan.

Mr. Fisher: With regard to the letter from the neighbor, do you use the clicker all the time?

Mr. Love: I responded to him and appreciate the comments and spoke with my staff. I relayed my personal information to him and let him know I'm available to discuss any issues. I will try to control it as best we can.

Mr. Sofia: Is that turning radius large enough for trucks?

Mr. Love: We will check that, but we want the trucks off the road.

Mr. Fisher: The changes are tremendous and the landscaping will make it much better and will reflect positively on your business. This is all a big improvement. You do have to show the sidewalk because the Town Board is the only one that can waive that requirement. I think that the neighbors will appreciate the improvements.

Mr. Selke made the following motion, seconded by Ms. Slocum:

WHEREAS, ZCJ Automotive, 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 1110 Stone 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.

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VOTE:	Antelli	Yes	Burke	Yes
	Helfer	Yes	Slocum	Yes
	Selke	Yes	Sofia	Yes
	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. A 5-foot-wide concrete sidewalk and a sidewalk easement to the Town of Greece shall be provided along the Stone Road frontage of the Premises. If the Town Board grants a waiver of the sidewalk requirement, the date of such waiver shall be added to the plan.
3. 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.
4. 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.
5. 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.
6. The exterior appearance (that is, materials, colors, and architectural style) of the existing building shall be generally the same on all sides of the existing building. As offered and agreed by the Applicant, such materials and colors shall be exterior insulation and finishing system ("E.I.F.S.") and existing concrete masonry panels (in the grey and blue color families), as shown on elevations presented to the Planning Board. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the building, and shall be filed with the site plan.

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7. The locations, heights, and types of outdoor lighting fixtures shall be shown on the plan, along with fixture and bulb details. If none are proposed, a note to this effect shall be added to the plan.
8. 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.
9. The required number of handicapped parking spaces and access aisles shall be provided on the Premises. Each such space and access aisle shall be identified by the appropriate sign. The details of such signs shall be added to the plan, indicating the actual size and text to be used.
10. Snow storage areas shall be identified on the plan.
11. 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.
12. The locations of the designated fire lanes shall be shown on the Site Plan. 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.
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. 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. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
17. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
18. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
19. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
20. As offered by the Applicant, dumpsters shall be screened from public view, subject to approval by the Planning Board Clerk.
21. Turning radii for the truck access shall be verified prior to final Planning Board approval signatures being affixed to the site plan.

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VOTE:	Antelli	Yes	Burke	Yes
	Helper	Yes	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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SITE PLANS

Old Business

None

New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

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: _____

Date: _____

Alvin I. Fisher, Jr., Chairman