



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

NOVEMBER 16, 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

Devan M. Helfer

Jamie L. Slocum

William E. Selke

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Better, Planning Board Secretary

Absent

Christine R. Burke

Michael H. Sofia

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Ridgeway Properties I, LLC
Location: 1349-1401 Ridgeway Avenue & 50 McLoughlin Road Extension
Mon. Co. Tax No.: 089.04-1-3.2, 090.09-1-16, 090.09-1-17, 090.09-1-19, 090.09-1-20, 090.09-1-21
Request: Site plan approval for a proposed eco-industrial park (5± buildings, 2,000,000± square feet at full buildout), with related parking, utilities, grading, and landscaping on approximately 124 acres
Zoning District: IG (General Industrial) & BP-1 (Office)

Motion by Mr. Antelli, seconded by Ms. Slocum, to continue the application to the December 7, 2016, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED
TO DECEMBER 7, 2016, MEETING**

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SITE PLANS

Old Business

None

New Business

1. Applicant: Gatti Enterprises, LLC
Location: 441 Elmgrove Road
Mon. Co. Tax No.: 088.19-1-15.1
Request: Site plan approval for the proposed construction of a storage building (one story; 14,600± square feet) and the demolition of an existing storage building (one story; 3,488± square feet), with related parking, utilities, grading and landscaping on approximately 26.39 acres
Zoning District: IG (General Industrial)

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

Richard Giraulo, LaDieu Consulting, presented the application.

Mr. Giraulo: Gatti Plumbing has been a successful business for many years and we are happy that they chose to expand that business to house some of the material that is stored outside right now. They are proposing an addition to the existing site; the whole rear half of the existing building will be torn down and rebuilt. The site is mostly paved with asphalt or stone. We want to make improvements to the storm water quality. We have proposed to add a filtration basin at the southeast corner of the property. The site currently drains to a 24-inch-diameter storm sewer located on Elmgrove Road. This storm water can be captured, and it can infiltrate into the ground. I have an architectural elevation of the building; it will look similar to what is there now. On the south, we will have four overhead doors; the other side will be mostly overhead doors to get equipment in and out. Water is on the site; we will run a new service into the building, which will have sprinklers. The site also is used for access to a large piece of property to the west. There is access on the south drive, and there are topsoil piles and other disturbance that have been made. Those will be stabilized with either stone, grass, or wood chip-type cover to stabilize it so that we don't disturb more than an acre.

Mr. Copey: A setback variance was granted for the parking. It was limited to 30 feet from the front lot line; the plans have been updated to show that. Need for a fire connection was a comment from Fire Marshal. The Monroe County Department of Planning and Development and the Monroe County Development Review Committee has some comments on the configuration of the access. We also had some discussion regarding the fuel tanks; the Fire Marshal is coordinating with them on that.

Mr. Gauthier: The only remaining engineering concern is managing the site to not require a New York State Department of Environmental Conservation permit. The design disturbance is 0.8 acres, and I get a little nervous when there are other areas on the site that currently appear to have disturbance. So, before this project gets underway we have to permanently stabilize the remaining area and stay under 1.0 acres. The understanding with this approval is that we stay under an acre of disturbance.

Mr. Selke: I see neighbors to the north. Is there screening?

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Mr. Giraulo: There is a seven-foot-high fence with trees.

Mr. Selke: Do the houses on Elmore Drive adjoin this property? Are you adding lighting to the building? What is the process of disposal for extra material?

Mr. Giraulo: That area to the south is wooded. There will be some lighting on the building but it will not bother neighbors. There is a dumpster in the rear of the site.

Mr. Selke: Will there be any changes to the entranceway?

Mr. Giraulo: We will be paving of the south entrance; we are working with the Monroe County Department of Transportation on that. There is no "Stop" sign.

Mr. Schiano: This is all employees on-site? No customers?

Mr. Giraulo: Correct.

Mr. Fisher: I viewed the site today, and you have the north property line buffered; the evergreens do a nice job of buffering the neighbor. I have concern about rubble on the south side, pallets, wood; that should be taken care of.

Mr. Giraulo: All that will be cleaned up.

Mr. Fisher: The building looks great and fits in well with the neighborhood.

Mr. Sofia: What would be the concern if the amount of ground disturbance went over an acre?

Mr. Gauthier: There are potential problems with utilities, access. If the project is done as designed, there likely are no problems; however, in the midst of doing the project you might find unexpected things, and projects tend to grow.

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

WHEREAS, Gatti Enterprises, LLC (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 441 Elmgrove 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, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").

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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.

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

MOTION CARRIED

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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. 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.
3. 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.
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 addition shall be generally the same as the existing building. As offered and agreed by the Applicant, such materials and colors shall be masonry block (painted to match existing), E.I.F.S. (painted to match existing), and mansard roof (painted to match existing) 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.
6. 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.
7. 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.
8. 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.

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9. 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.
10. 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.
11. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
12. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
13. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
14. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 7:20 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