



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**JUNE 16, 2021**

**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

Michael H. Sofia

Richard C. Antelli

Jamie L. Anthony

John Geisler

William E. Selke

Michelle Betters, Planning Board Secretary

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

Ivana Casilio, Planning Assistant

#### **Absent**

Christine R. Burke

John T. Caterino, Planning Board Clerk

#### **Additions, Deletions and Continuances to the Agenda**

#### **Announcements**

#### **Policy of Decorum**

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**PUBLIC HEARINGS**

**Old Business**

1. Applicant: Wegmans Food Markets, Inc.  
Location: 3177 Latta Road  
Mon. Co. Tax No.: 045.03-3-13.101  
Request: Final Plat approval for the Wegmans Latta Road Subdivision, consisting of 4 Lots on approximately 74.23 acres  
Zoning District: BG (General Business) & R1-18 (Single-Family Residential)

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

, presented the application

Mr. Fisher: As I understand there are no additional comments?

Ms. Casilio: That is correct.

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

WHEREAS, Wegmans Food Markets, Inc. (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a final plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 3177 Latta 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").
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

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limited to the Monroe County Department of Transportation, 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, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Selke made the following motion, seconded by Mr. Sofia with 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 these 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.
3. This subdivision map is for conveyance purposes only; no new construction is proposed. Approval of this map does not supersede any other conditions imposed by the Town of Greece or any other agency. Additional Town of Greece approvals must be obtained before any future construction. A note that indicates this requirement shall be added to the plat.
4. As offered and agreed to by the Applicant, the Applicant shall provide a cross access, shared parking, and ingress and egress easement, subject to the approval of the Planning Board Attorney and/or the Planning Board Clerk.
5. Subject to approval by the Town's Commissioner of Public Works, Engineering staff, and Fire Marshal.
6. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
7. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
8. 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>Burke</b>	<b>absent</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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**New Business**

1. Applicant: TenNine, LLC  
Location: 345 Mill Road  
Mon. Co. Tax No.: 058.04-3-1  
Request: Preliminary and final plat approval for the Tennine/Mill Subdivision consisting of 3 Lots with one existing single-family home on approximately 3.75 acres  
Zoning District: R1-E (Single-Family Existing)

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

Cole Papasergi, Project Engineer, Marathon Engineering, presented the application

Mr. Papasergi: This project is located on Mill Road near North Greece Road intersection. The applicant is proposing to subdivide a 3.75 acre parcel in to three parcels, all of one acre. The existing zoning are R1-E, all parcels conform to town code, no variances needed. This layout was chosen to work best with the site, to limit any tree clearing as much as possible. Each house will have a sanitary and water main connection. Those connections will be permitted with Monroe County Department of Transportation, the Town and the water authority. All drainage for this site makes it way north and is collected in the existing drainage system. We have received town comments and all are minor and will be addressed on the Mylar. This an quick and easy project.

Ms. Betters: Monroe County Planning and Development had standard comments and as Cole mentioned he did get comments from staff, DPW, Fire Marshal and zoning had no comments. Building department comments were that curb cut permits needed to be obtained and Cole will work with staff to take care of those.

Mr. Gauthier: We had minor comments and will work with developer and engineer on those. We always like to see deep-hole test at the location to verify the elevation is appropriate. Second, we are hoping to use some minor enhancement of the grading to make more use of the yard.

Mr. Geisler: Why are the lots staggered?

Mr. Fisher: To maximize saving the trees. At our pre-meeting we were discussing how to better save trees in projects and looks like you have established a plan for doing and look forward to seeing that.

Mr. Sofia: We would just approving the subdivision and placement of the homes.

Mr. Fisher: Yes, it may be that changes are needed based on the drainage needs but our expectation is the location of the homes where they are and the saving of the trees, as the applicant has suggested would be expected.

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**Mr. Geisler made a motion, seconded by Mr. Antelli, to continue the application to the July 7, 2021 meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>ABSENT</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
JULY 7, 2021 MEETING**

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**SITE PLANS**

**Old Business**

None

**New Business**

1. Applicant: 1410 Lex, LLC  
Location: 1416 Lexington Avenue  
Mon. Co. Tax No.: 090.03-1-5.1  
Request: Site plan approval for the construction of a 45,000 +/- square foot parking lot and related infrastructure between Lexington Avenue and the existing building site on approximately 5.1 acres  
Zoning District: IG (General Industrial)

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

John Scriabba, LandTech, presented the application

Mr. Scriabba: I'm representing the 1410 Lexington Avenue which is also the owner operator of Ontario Bus Company. This project you may have some knowledge of earlier we prepared a minor improvement plan for a 3,500 square foot addition to the building. With that the company was awarded two new contracts within Monroe County. It became apparent the need for the addition and the need for more parking. The plan show 140 parking spaces, this site is unique due the split district between the City of the Rochester. The parking lot starts about 93 feet north at the edge of Lexington Avenue, we are save numerous trees along the right of way. We disturbing about 1.8 acres of soil. Working with town engineers we show a reduction of run-off. The parking lot is split into two, one adjacent to the building and one vegetated area that we are using for storm water management area. We have submitted plans to the City of Rochester planning commission. Storm water is handled upon site and discharges to a combined sewer located on our west property line near Colfax Street. We have supplied handicapped parking near the building and good traffic circulation for employee parking.

Ms. Betters: Comments from Monroe County Planning and Development states we would have to contact the City of Rochester to notify them of work being done adjacent to them. Zoning commented they are on their agenda for July 6<sup>th</sup>, building department commented that all routes for handicapped accessibly be on the plan. The Fire Marshal stated the addition will need to be sprinklered and smoke detection installed and I believe John is aware of that.

Mr. Gauthier: I have resolved my concerns, primarily storm water and I'm please how it's worked out.

Mr. Sciarabba: The addition did require sprinklers so we have a new water service tap being approved by the City of Rochester. We are requesting a special use permit from the Board of Zoning Appeals.

Ms. Casilio: Is the easement still valid on the west side? Any approvals with the City of Rochester will be coordinated with staff for signature.

Mr. Gauthier: What kind of landscaping will be in the front?

Mr. Scariabba: There are about 14 trees of maple and pine that will be left untouched.

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**Mr. Sofia made a motion, seconded by Mr. Geisler, to continue the application to the July 7, 2021 meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>ABSENT</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
JULY 7, 2021 MEETING**

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2. Applicant: WHA ONE, LLC  
Location: 4545 West Ridge Road  
Mon. Co. Tax No.: 073.01-3-5, 073.01-3-6.1, 073.01-3-7, 073.01-3-8.1, 073.01-3-9.1, 073.01-3-10, 073.01-3-11  
Request: Site plan approval for the construction of 8,500+/- square feet addition to an existing building, with related parking, utilities, grading, and landscaping on approximately 11.2 acres.  
Zoning District: BG (General Business)

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

Paul Guillod, Project Architects DDS Companies, presented the application

Mr. Guillod: Thank you for hearing us tonight. This site is unique in that there are seven parcels that make up the almost 10 acre site. This plan shows the collision center parcel, north of that is that contains the four dealerships, to the west are the additional five parcels.

Mr. Fisher: Is there a resident that is adjacent?

Mr. Guillod: There is a retention pond to the west, and yes that is correct there is a resident. There are two buildings that house the dealership and the second is the exiting collision center. These were acquired in 2014 and 2016 substantial updates were made. They have expanded to acquire more dealerships, this has increased the need for collision services and they have created a standard for customer experience. The purpose for the addition is to increase efficiency, head height and the increase the customer experience. The addition will be 8,500 square feet, included will be the administrative functions, shop space, with drive in/drop off enclosed space. The exterior will be cohesive with the existing Ford store. Aluminum composite panel, corrugated metal panels, the exposed block will be painted to match. There will be the blue access stripe. Operationally the services hours will remain the same, the services offered though the facility will be the same. We are trying to be more efficient and increase customer service aspect. The proposed building will be built on existing asphalt.

Ms. Betters: Monroe County Planning and Development had standard comments. They did mention that we are within 500 feet from the Town of Parma and they would have to be notified. John did forward planning comments to Garrett, they were minor has agreed to resolve those issues.

Ms. Casilio: They were before Board of Zoning Appeals for an expansion and no real concerns.

Ms. Betters: The Fire Marshal mentioned the addition might have to be sprinklered and Garrett has worked with him to discuss the issues. Our building department noted handicapped accessible isle and no parking signs have to be shown on the plans.

Mr. Gauthier: No comments.

Mr. Selke: Where will storage of parts be stored?

Mr. Guillod: Storage of materials, there is a fenced in area behind the building before they are disposed of. It's taken care of very efficiently.

Ms. Casilio: If cars towed here, they need to be shielded from public view, as part of the zoning requirements.

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Mr. Guillod: If vehicles are left on the east side of the building, it's fully shielded from any view on that side of the building.

Mr. Fisher: My concern would be the resident to the west that they are shielded from light spill and we need to have some idea of what vegetation would be on the north east portion of the site. Between now and the next meeting to discuss with John Caterino how that will be done.

Ms. Casilio: I believe John and Garrett walk the site and he is satisfied with the lighting on the west side and the buffering on the west is good as what is being proposed.

Mr. Guillod: The town did request additional buffering and we did add some.

Mr. Schiano: After hours will tow trucks be dropping cars off?

Mr. Guillod: It's preferable to happen during the day but on occasion it might happen after hours. It would seem unnatural that a car would be left there with the way it's being developed.

**Mr. Sofia made a motion, seconded by Mr. Geisler, to continue the application to the July 7, 2021 meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>ABSENT</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED  
APPLICATION CONTINUED TO  
JULY 7, 2021 MEETING**

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Rochester Academy Charter  
Location: 1757 Latta Road  
Mon. Co. Tax No.: 046.14-8-1.1  
Request: Concept plan approval for the construction of a 22,294 +/- square foot gymnasium building, the existing convent building will be demolished. Site improvements include grading, new sidewalk connections and landscaping on approximately 4.02 acres  
Zoning District: R1-10 (Single Family Residential)

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

Herb Gunther, Group Leader, TY Lin, presented the application

Mr. Gunter: I show the existing building, the intent is to remove the convent and build a gymnasium, with locker rooms, bathrooms, and two science labs. This a one story structure from Latta Road and a two story structure from the rear that exists, that will be removed and in its' place a 22,000+/- square foot gymnasium and classroom space. We have some very preliminary plans and elevations, the lower level will have the gym, the locker room, bathrooms, referees room, weight room and some mechanical space. We are working on the connector to the main building so the handicapped accessibility will be accomplish through a series of ramps. The upper level will be the upper part of the gym, the entry will be off Latta Road and there are some public bathrooms with two science labs. The intent is to complement the school, there will be masonry block with metal panel, and we are in the preliminary stages. There will glass, this will face east, the south will face the parking lot, it will have stone base with some sort of composite panel. We just wanted your thoughts tonight.

Mr. Fisher: This will be of great value for the school to have this space. One comment would if we could minimize the impacts to the neighbors.

Mr. Gunther: We do have a tight corner here that we have to deal with, we know we will be required to provide some sort of screening. Vegetation or fence.

Mr. Selke: There is a road on the east side, are you eliminating it? Is this two story?

Mr. Gunter: It will remain but has to accommodate fire service. Essentially two story, it will have ramps for access.

Mr. Selke: It's enclosed so does not seem to have impacts on neighbors.

Mr. Gunter: We want to complement the existing building.

Mr. Geisler: Where will people park for events?

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Mr. Gunter: They do have an agreement with the church to share their parking. We will install a new sidewalk in the front.

Mr. Selke: You will have to coordinate with the church for the events.

Mr. Sofia: When we were testing the bus route, we reached out to neighbors, the students were using the basketball court outside, but what will happen that area that is aged quite well. This is a great project.

Mr. Gunter: We have not discussed that yet, the new would not impact that area.

Ms. Casilio: This Board also serves as the Historic Preservation Board and staff would like to bring up to the applicant if they would be willing look at the old Mother of Sorrows Church as becoming a local landmark for the Town.

Mr. Fisher: That would nice for them to consider. It would nice to be recognized.

**MOTION CARRIED**  
**CONCEPT REVIEWED**

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**ADJOURNMENT:** 8:00 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