



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**JULY 7, 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

Christine R. Burke

Richard C. Antelli

Jamie L. Anthony

John Geisler

William E. Selke

Michelle Betters, Planning Board Secretary

John T. Caterino, Planning Board Clerk

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

#### **Absent**

Michael H. Sofia

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

#### **Announcements**

#### **Policy of Decorum**

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**PUBLIC HEARINGS**

**Old 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 Residential Existing)

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

John Caterino, Planner, Town of Greece, presented the application

Mr. Caterino: There are no additional comments on this project.

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

WHEREAS, TenNine, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 345 Mill 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.

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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 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>Absent</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. No building permits shall be issued unless and until highway permits are issued.
4. No building permits shall be issued for any of the lots in this subdivision unless and until this final plat has been recorded in the Office of the Monroe County Clerk. The Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk shall be indicated on the approved, signed copies of this final plat that are submitted to the Town. A note that indicates this requirement shall be added to the plat.
5. Buildings shall conform to the elevations and locations shown on the approved subdivision or grading plans. At any time prior to the issuance of a certificate of occupancy, the Town may require certification of the location and elevation of the top of block of a basement or cellar. Certification of the as-built location shall be in the form of an instrument location map prepared by a licensed land surveyor. Certification of the as-built elevation, in relation to the vertical datum shown on the approved plans, may be in the form of either a survey note on the instrument location map, or an elevation certification form or separate letter prepared by a licensed land surveyor or licensed professional engineer. A note that indicates this requirement shall be added to the plat.
6. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been submitted to and approved by the Town.
7. The Planning Board further finds that development of this subdivision will contribute to the demand for additional park and recreation space, and that this subdivision provides no suitable park or recreation land to address such current or future need. Therefore, pursuant to New York State Town Law, Section 277, payment of the Town's recreation fee shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates this requirement shall be added to the plat.
8. This subdivision is located within the Town's Sanitary Trunk Sewer Overlay Area, an area in which the Town levies a sanitary sewer surcharge. A sanitary sewer entrance fee surcharge shall be required for each building lot in this subdivision, payable to the Town upon the issuance of the original building permit for each house. A note that indicates these requirements shall be added to the plat.
9. No building permits shall be issued for any of the lots in this subdivision unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures and the Liber and Page at which this final plat is recorded in the Office of the Monroe County Clerk, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.

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10. Subject to approval by the Town's Commissioner of Public Works, Engineering staff, and Fire Marshal.
11. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
12. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
13. 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>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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**New Business**

None

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**SITE PLANS**

**Old 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: The owner of this property is the owner of Ontario Bus Company, they are local bus company, they have been at this site for about three years and just last year purchased the property. They have gone through an expansion and have acquired about 100 new employees. They are working on a 3,500 square foot addition and now proposing 140 parking spaces. This site is unique whereas part of the property is in the city and part is in the Town of Greece. We have maintained all codes for Greece and the city, drainage, lighting storm water, landscaping. The site is about 80 feet from the right-of-way, it's well landscaped with pine and oak trees and plan to keep those to buffer the parking lot from the public. We were before the Board of Zoning Appeals last night and heard from our neighbor, he stated with all that is going on with the new Amazon being built, our southern access point was a little too close for comfort. We met with Tim Weber who represents the owner of Acquest, we decided to remove the southern access point and you can see the other access onto Colfax Street. We did lose some parking spots from 140 to 134 spaces; total 281 spaces which will handle the expansion.

Mr. Caterino: For agency and staff comments, I will refer to the minutes from last meeting. The applicant did receive a special use permit from the Board of Zoning Appeals last night and we have been coordinating with the City of Rochester on their approval process. We did receive the new plan today that shows the removal of the southern entrance onto Colfax, we would to thank the applicant for being able to eliminate that and addressing neighboring concerns.

Mr. Tim Weber, 1600 Lexington Avenue: We own about 175 acres surrounding the proposed area, just to confirm, we did speak to them about removing the south entrance which was close to the intersection. It's a great project and I think it's needed; we are satisfied overall and I think it's a great project.

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

WHEREAS, 1410 Lex, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1416 Lexington Avenue (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:

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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 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.

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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>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Antelli made the following motion, seconded by Mr. Anthony 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. Snow storage areas shall be identified on the plan.
4. No building permits shall be issued unless and until highway permits are issued.
5. 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.
6. The locations of the designated fire lanes shall be shown on the Site Plan.
7. 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.
8. Subject to approval by the Town's Commissioner of Public Works, Building Inspector, Engineering staff, and Fire Marshal.



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9. Subject to the approval of the special use permit granted by the Board of Zoning Appeals on July 6, 2021 and the date on which said special use permit was granted shall be added to the plan.
10. The Applicant shall develop the Premises as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.
11. The Applicant shall obtain all necessary approvals and permits from the City of Rochester.
12. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include 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.

<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>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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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. Caterino: For agency and staff comments, I will refer to the comments from the last meeting and we have had received no additional comments. We were waiting for the granting of the special use permit by the Board of Zoning Appeals, which was granted last night.

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

WHEREAS, WHA ONE, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 4545 West Ridge 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.

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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 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.

a. 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>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Antelli made the following motion, seconded by Mr. Selke 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. Snow storage areas shall be identified on the plan.
4. No building permits shall be issued unless and until highway permits are issued.
5. 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.
6. The locations of the designated fire lanes shall be shown on the Site 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 Planning Board Clerk 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 addition shall be generally the same on all sides of the proposed addition, and shall be visually compatible with the existing building(s). As offered and agreed by the Applicant, such materials and colors shall be CMU Walls (in the grey color family) and corrugated metal paneling siding (in the grey color family), with ACM panel system (in the silver metallic color family) Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition, and shall be filed with the site plan.
9. 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.
10. Light spill shall be contained on the Premises. Outdoor light sources shall be aimed or shielded so that they are not visible when viewed from off the Premises, and so that light spill is cast only downward onto the Premises. Exempt from this requirement are low-wattage or low-voltage lights that are located near the principal entrance to a building, and low-wattage or low-voltage lights, not higher than 42 inches above grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
11. Subject to approval by the Town's Commissioner of Public Works, Building Inspector, Engineering staff, and Fire Marshal.

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12. Subject to the approval of the special use permit granted by the Board of Zoning Appeals on July 6, 2021 and the date on which said special use permit was granted shall be added to the plan.
13. The Applicant shall develop the Premises as it relates to accessibility, as required by the New York State Uniform Fire Prevention and Building Codes and subject to the approval of the Building Inspector.
14. As offered and agreed to by the Applicant, and in addition to landscaping depicted on the approved Landscape Plan, the Applicant shall provide additional deciduous and/or evergreen trees and/or woody shrubs to fill in gaps and provide uniform buffering for the benefit of nearby residents. A note indicating this requirement shall be added to the plan. The final number, species, and location of such trees shall be subject to approval by the Planning Board Clerk.
15. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
16. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
17. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

<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>Absent</b>
	<b>Fisher</b>	<b>Yes</b>		

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

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**New Business**

None

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**SPECIAL PLANNING TOPICS**

**Old Business**

1. Applicant: Acquest Development Company, LLC  
Location: 1500 Lexington Avenue (Eastman Business Park)  
Mon. Co. Tax No.: 089.04-1-2.2  
Request: An update on the referral for administrative review of a site plan granted by the Planning Board on May 5, 2021, pursuant to the requirements of Section 211-18.1 of the Zoning Ordinance  
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)

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

Tim Weber, Acquest Development Company, LLC, presented the application

Tim Weber: We are here to give an update on the project. The town's 2020 Comprehensive Plan recommends encouraging industrial growth to contribute to the non-residential tax base. For the SEQR process, there was a negative declaration made a couple of weeks ago. Since then we have attended weekly development review meetings with town staff. This is the second of two large projects in this area and we have really hit stride and gotten down to best practices at this point. This is really succeeding and moving forward. In recent weeks the building footprint has been reduced, 10,000 square feet to better fit the site, from 300,000 square feet to 290,000 square feet. Keep in mind our building to the north is 2.1 million square feet, so it's a seventh the size. We are subdividing the property from the other 99 acres that Acquest's owns. We will be subdividing 17 acres for this project. We have confirmed all utilities are at the site boundary and the electrical, compressed air and steam are located on top of the building that we own to the north. A preliminary SWPPP has been submitted which is being reviewed by the town engineer. We are utilizing the driveway to the north, so we have only one driveway off Lexington Avenue. The plan is being reviewed by the City of Rochester for the driveway and landscaping and there has been no major comments. The building is concrete with store front windows, this is consistent with the area. We are requesting site plan approval on July 22 so we will continue to work with staff.

Mr. Fisher: I have been in the weekly meetings and it has improved the communication, and it has made the process faster, but not sloppy. If anything it's a more intense look and every week there is an additional benefit. This is a good and very positive for the Town and the developer.

Mr. Geisler: Is there adequate parking. Will you keep the wooded area?

Mr. Weber: Yes, There will be about 100 employees. If we keep the wooded area it won't be what we want to see there. We are proposing new landscaping along the frontage, it will look really nice as opposed to leftover wooded area.

Mr. Fisher: Thank you coming back to us and the schedule you are proposing is something we can reasonably do.

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Mr. Weber: I think the weekly meetings are keeping us engaged; we are moving fast, but I think it's because we are so engaged. It's something we seldom see in the development world and I think we should see more of, so I applaud you for taking the lead on that.

**UPDATE on REFERRAL MADE**

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**New Business**

None

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July 7, 2021

**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