



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

JULY 22, 2020

Work Session Began: 6:30 p.m.

Meeting Began: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Present

Michael H. Sofia, Acting Chairman

Christine R. Burke

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

Alvin I. Fisher, Jr.

Jamie L. Anthony

Richard C. Antelli

Additions, Deletions and Continuances to the Agenda

Announcements:

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Nicholas Graziose
Location: 480 McCall Road
Mon. Co. Tax No.: 075.10-07-39 & 47
Request: Preliminary plat of the Teton subdivision, consisting 8 lots, (16 two-story duplex units) with grading and landscaping on approximately 3.63 acres
Zoning District: PR (Planned Residential)

Ms. Burke made a motion, seconded by Mr. Geisler, to continue the application to the August 5, 2020, meeting, as requested by the applicant.

VOTE:	Antelli	Absent	Burke	Yes
	Geisler	Yes	Anthony	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

**MOTION CARRIED
APPLICATION CONTINUED TO
AUGUST 5, 2020, MEETING**

New Business

None

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SITE PLANS

Old Business

None

New Business

1. Applicant: Vendi Excavating
Location: 2221 Ridgeway Avenue
Mon. Co. Tax No.: 089.04-1-5
Request: Site plan review of new parking lot and site improvements with grading and landscaping on approximately 2.72 acres
Zoning District: IG (General Industrial)

Ms. Burke made a motion, seconded by Mr. Geisler, to continue the application to the August 19, 2020, meeting, as requested by the applicant.

VOTE:	Antelli	Absent	Burke	Yes
	Geisler	Yes	Anthony	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

**MOTION CARRIED
APPLICATION CONTINUED TO
AUGUST 19, 2020, MEETING**

SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Maiden Meadows, LLC
Location: 1826 and 1850 Maiden Lane
Request: Relief of Condition #1 (Conversion of Maintenance Building to Dwelling Unit) of the Planning Board's preliminary and final plat approval granted on December 12, 2018.
Zoning District: RP (Planned Residential)
Mon. Co. Tax No.: 059.18-1-96

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

Robb Laviano, Maiden Meadows, LLC, presented the application.

Mr. Laviano: Thank you for taking the time to hear us, we are looking to change the use of our approved maintenance building to a residence. At the last meeting there were some concerns that given the overall design it was a little out of proportion. We have redesigned the townhome that is in line with all the other townhomes on our site. We have increased the habitual size from 600 square feet to over 1,120 feet, the garage was greatly reduced from 950 square feet to 650 square feet. In terms of the overall look, it will be identical to the rest of the buildings. We hope we have addressed your concerns.

Mr. Sofia: I appreciate the changes you made. What are the sizes of the other garages?

Mr. Laviano: They are all two car garages, this is a bit deeper, this will be a totally finished house, just separate from the others.

Mr. Geisler: They are very popular, the demand is there.

Mr. Caterino: This is a big improvement and I appreciate you making the changes. At the last meeting we mentioned some conditions: A deed restriction was recommended, the Fire Marshal wanted random inspections to make sure it will be used a single family home. If the Board were to approve this application, perhaps an additional conditions regarding the square footage just so we have it locked in, and also consider debris would not be stored outside the material after the certificate of occupancy is issued.

Mr. Laviano: We would like to get the entire front done first. We would like this sooner than later.

Mr. Gauthier: No comments.

Mr. Geisler then made the following motion, seconded by Ms. Burke, to approve the Proposal, subject to the following conditions:

WHEREAS, the Planning Board's December 12, 2018, preliminary and final plat approval for the Maiden Meadows Subdivision proposed a maintenance building to be located on the site and the Applicant is now requesting to convert said building into an additional residential dwelling unit with attached garage.

WHEREAS, the Planning Board has heard this application on July 8th and this evening and provided comments and feedback to the Applicant regarding this conversion; and

WHEREAS, the Applicant has returned this evening with a revised building layout that includes 1120 square foot residential dwelling unit with a 658 square foot attached garage; and

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NOW, THEREFORE be it

RESOLVED that the Planning Board hereby approve the relief of condition subject to the following conditions:

1. As discussed this evening and in our previous meeting, the building shall be subject to random inspections by the Town's Building Department and Fire Marshal to confirm that it is being utilized as a residence and not a maintenance building.
2. As discussed this evening and in our previous meeting, the Applicant shall file a deed restriction in the Office of the Monroe County Clerk limiting the use of the building to a residence, subject to the approval to the Planning Board Attorney.
3. The residential dwelling unit shall not exceed 1120 square feet and the attached garage shall not exceed 658 square feet, per the plan provided this evening.
4. No debris shall be stored outside the building after the issuance of a Certificate of Occupancy for the building.

VOTE:	Antelli	Absent	Burke	Yes
	Geisler	Yes	Anthony	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

MOTION CARRIED
APPLICATION

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New Business

1. Applicant: 2824 W Ridge Road, LLC
Location: 2824 W Ridge Road
Request: Concept plan review of the Bank of America (4,150 ± square feet) with a two-lane ATM/Teller station, related parking and landscaping on approximately .76 acres
Zoning District: BR (Restricted Business)
Mon. Co. Tax No.: 074.13-1-68

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

Matt Tomlinson, Marathon Engineering, presented the application.

Mr. Tomlinson: This project will also include 31 and 41 Harvest Drive, we met with staff for comments. We are proposing to take down the houses which were rezoned with the updated master plan. We do expect to have some variances. There is an existing building and the two houses, we are proposing to put up a 4,150 ± square foot Bank of America. The only drive thru traffic would be at two tellers at the rear of the property. There would not be a drive thru attached to the building itself. There is existing access points and shared egress with the neighboring plaza. In the front the existing access would not be modified and the existing access to the plaza would not be modified. We would be adding a north most access point with and egress lined up directly where the existing driveway is on 31 Harvest Drive. We believe the modifications that have been made through meeting with staff have been a benefit. One area of concern was screening to the north, we show a photo of the fence, there will be landscaping on both sides, and there will be a knee wall to help screen other spots. It will be complementary to the fence, they will be about 30 inches. Being a financial institution, putting up a wall can be a security issue. The bank has approved the various locations, we will be bracketing the entrance on Harvest Drive, a small section on the corner that will block headlights for anyone heading south. We will have plans to show lighting and landscaping. We do anticipate having to do some oversize storm sewers. There is a quite a bit of existing impervious area within the site and will work with town staff to accommodate requirements. We will have 18 parking spaces, all ADA accessible in the front and back. I have some elevations to show you. We have incorporated some accent panels and coloring with the tan and gray to all four sides.

Mr. Caterino: We have had a series of meetings regarding this site, a lot of the feedback is present in this revised plan. The big item is the screening and buffering for the neighbors to the north, based on past experiences on West Ridge Road. The wall up front is another improvement to try to shield lights from some of the residences on Harvest Drive.

Mr. Gauthier: The comments we have raised can be worked out. The residents on Harvest Drive have been through two years of new lighting and pavement. Their unhappiness will be with the continuous disruption they have had. Along with that we certainly don't want the road carved up. We have conveyed that.

Mr. Tomlinson: We have tried to elevate some impact to the neighbors by pulling the pavement back from the north property line. The owners have included the third property to provide more room for buffering, snow storage.

Mr. Sofia: You have raised the bar on fencing, that looks great.

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Mr. Selke: Is the fence the same on both sides? How high is the fence? What will the hours of operation be? What percentage will be using the ATM? What about the dumpster, you know it has to be enclosed.

Mr. Tomlinson: The fence is 6 feet and I'm not sure of the hours yet, there will be 18 spaces both and front with handicapped by both. We will have more detail but this bank will only have totes for garbage.

Mr. Schiano: What is the stacking for the ATM, especially now there are a lot using the drive-thru?

Mr. Tomlinson: We do have the access light at Harvest Drive. From a circulation standpoint anyone from the bank I anticipate they will go to the light. I think there will be a wide dispersion with not a lot of stacking.

Mr. Geisler: What is the slope down Harvest Drive? Will there be a ramp. Will it require an elevator?

Mr. Tomlinson: It is about 8 feet in grade change. We will have enough room to provide the ramp with railings. No elevator.

Mr. Geisler: I don't see a sidewalk.

Mr. Tomlinson: We will be pursuing a side walk waiver. There are some good size street trees along our side we would like to maintain.

Mr. Gauthier: To comply they applicant will have to get the waiver in advance of this Board acting or show them and then seek the waiver prior to construction.

Mr. Geisler: Is there three lanes on Harvest Drive? What about the rear is there a connection?

Mr. Tomlinson: Yes, there's left turning lane. As far as landscaping on the corner because there is quite a bit of utilities there.

Mr. Ingrassia: We have tried to get to get an access easement and were unable to get it, the one in the front was just filed.

Mr. Sofia: is the access to the south a must? Will the fence continue to the south?

Mr. Tomlinson: Yes, that goes back to the reciprocal easement so traffic does not head north on Harvest Lane. The fence will not, there are trees and want to leave those if possible. There are some power poles and there will be curbing there.

CONCEPT REVIEWED

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2. Applicant: Frank Imburgia, FSI
Location: 502-524 Long Pond Road
Request: Concept plan review for the construction of 125 residential units, consisting of single family dwellings and townhomes. Additionally, a 900± square feet addition along the south side of the Carriage Stop Plaza, with related parking and landscaping on approximately 25 acres.
Zoning District: BR (Restricted Business) / RP (Planned Residential)
Mon. Co. Tax No.: 045.01-5-2.11/ 045.01-5-2.2/ 045.01-5-1

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

Tim Harris, Passero Associates, presented the application.

Mr. Harris: This a two component project, one is for the existing plaza to spruce it up and enhance the parking. We will be adding an addition as well. The entrance will be in the same place, reconfigure the parking for the community building, then the road will head back into the residential component of the project. There will be about 125 units, the single family homes will be concentrated on the south side, near the existing homes. The townhomes will be to the north and abut the old railway. The single homes will be about 2,000 square feet, the multi-family homes will be three, four and six unit buildings, we are still working on changing the units we don't want to see a row of just buildings and create some diversity. Some other things in working with town staff, we would like to use the exiting pond and add some green infrastructure. As far as traffic a study was done and we will be updating that study. I also wanted to mention, we are proposing the lots to be about 6,000 square foot, and we are trying to minimize the impact to the southerly homes by bringing the property lines north, kind of a patio home effect with the lots. Our attempt would try to preserve the buffering. I believe this Board can waive the requirement of the 10,000 square foot lots.

Mr. Caterino: The Planning Board does have some discretion to lower lot sizes but it does have to be consistent to what is on the Crosby Road side. If we were to go that route we would need something to show how we were comparing the two.

Mr. Sofia: Does that road go through to Crosby Road?

Mr. Harris: We are proposing a crash gate.

Mr. Gauthier: Do you know if there are driveway? It opens up the possibility of terminating the road and we could eliminate the crash gate.

Mr. Harris: One comment was to push the crash gate back and creating a "T" for a turn-around.

Mr. Sofia: Are you going to clear cut to the property line?

Mr. Harris: No we are going to provide 40 feet, and we have the old railway.

Mr. Geisler: What is the density?

Mr. Harris: It meet the requirements, there is about 125 units.

Mr. Geisler: There is a lot of traffic for one way in and one way out. What about quest parking?

Mr. Caterino: Each unit would have to provide 1.75 spaces per unit, between the garages and the driveways they would meet the requirements. There is a community center that will have additional parking.

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Mr. Sofia: At the entrance it is treed can you work on sprucing that up? To Mr. Geisler's point can we make the entrance wider and enhance that?

Mr. Harris: Yes we can. That is something we can discuss.

Mr. Selke: Are these rentals or for purchase? Would there be an association?

Mr. Harris: The owner is thinking for sale, both townhomes and single families.

CONCEPT REVEIWD

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3. Applicant: Rockwood Construction Management 2015, LLC
Location: Sand Pebble Lane
Request: Extension of final plat approval for Section 7 of the Button Wood Heights subdivision, consisting of 18 lots on approximately 6.72 acres previously approved on August 8, 2019, with an extension on February 5, 2020.
Zoning District: R1-E (Single-Family Existing)
Mon. Co. Tax No. 024.03-3-35.101

Motion by Ms. Burke, seconded by Mr. Geisler, to grant two 90-day extensions of the preliminary and final plat re-approval of the subdivision, previously approved on August 8, 2019, with extension on February 5, 2020.

VOTE:	Antelli	Absent	Burke	Yes
	Geisler	Yes	Slocum	Absent
	Selke	Yes	Sofia	Yes
	Fisher	Absent		

**MOTION CARRIED
TWO 90-DAY EXTENSIONS GRANTED**

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ADJOURNMENT: 8:05 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: _____

Michael Sofia, Acting Chairman