



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

DECEMBER 9, 2020

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 T. Caterino, Planning Board Clerk

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Christine R. Burke

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

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PUBLIC HEARINGS

Old Business

1. Applicant: Frank Imburgia, FSI
Location: 502-524 Long Pond Road
Mon. Co. Tax No.: 045.01-5-2.11/ 045.01-5-2.2/ 045.01-5-1
Request: Preliminary and Final Plat approval for the construction of 125 residential units, consisting of single family dwellings and townhomes.
Zoning District: BR (Restricted Business) / RP (Planned Residential)

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

Tim Harris, Passero Associates , presented the application.

Mr. Harris: We have been addressing some comments and have some conversations about some changes over the last couple of weeks. We meet all zoning requirements, the single family homes, they are zero entry, so no steps, that accommodates the senior demographics that we are marketing to. All the homes and the townhomes will have different colors and we will go over the elevations. They are going to be market rate, senior, they will not be subsidized or funded. The property is set up to be sold off eventually it's not the intent of the developer right away. I have provided samples of what the developer has used on other projects for the Home Owners' Association (HOA). That does place restrictions on things such as shed and pools, so I think we have that covered. Based on comments we will be supplementing some trees, plantings and fencing on both the north and south sides. This will kind screen the units from the adjacent properties. As far as drainage goes, it will include 30% reduction in run-off for previous post development. The intention for the storm water pollution prevention plan, we are using the Crosby pond, we are making it bigger, benefits the residents to the south and well as ours. We will also bring in some infrastructure measures. Bio-retention areas and swales that will bring the water to the pond, treating it for quality. On the south side of the property we heard comments we propose some outline swales to capture that water, prevent it from hitting the south and bring it the pond.

Mr. Gauthier: One concern we hear from neighbors is that water currently comes on their site from the undeveloped property. This is characteristic of undeveloped land. Your design will capture the water that is not organized, you will lend a pattern and system to capture it and convey in a managed way. I have offered to speak to residents who have individual concerns. I think your overall plan when completed will make adjoining residents much less susceptible to nuisance drainage than currently, you will protect neighbors from the south and to the north that would otherwise be overwhelmed. I appreciate you working with us and think this will benefit the neighbors.

Mr. Caterino: I have had correspondence with residents on Belmore Way to the north, could you go into detail on what the green infrastructure will compose of?

Mr. Harris: Along the north side we are proposing some swales. That will collect some roof runoff, it will run to the swale, when that fills up, it will be conveyed to an enclosed storm water system and then conveyed over to the Crosby pond. Those green infrastructure practices are designed to take a small drainage area, allow for infiltration and convey to the pond. No runoff is proposed to leave our site. We have had some discussion on the Drumcliff connection, we have a plan to include a crash gate which will be located in such a manner

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to allow for truck turn-around. There will not be traffic off the site to the Crosby Lane neighborhood. Proposal for seniors, that the targeted demographic, will generate less traffic. At the last meeting we showed some additional parking spaces scatter throughout the site. All unit will have at least one garage space, most will have two. The community building will only be accessed by residents. On the south side, along Long Pond we are going to limit grading to allow for additional screening. The building façade for the plaza is shown on the elevations here. There will ADA parking spaces near the building with signage. Dumpsters will be located in southeast corner of the site and emptied at least weekly. The intent is to build the entrance first, clean that up and then start to work on the infrastructure for the townhome areas. I show a rendering for the single family homes, with real elevations, you can see some has a peak, you will see the garages are on the same side, we will flip them so it offer some variety.

Mr. Caterino: Staff comments is regarding the look of the single-family homes and to make sure there is variation. We did receive comments from MCDOT and they did not see any issues with having Drumcliff Way gated off and the primary access to off of Long Pond Road. I have reached out to most neighbors who have commented, but not all and have given my contact information.

Read aloud comments received from the following members of the public:

- Jacob Warren – 378 Crosby Lane
- Kathy Warren – 415 Drumcliff Way
- Julie and Brian Burgeson – Delacorte Circle
- Rosemary Pecora – 166 West Bend Drive
- Thomas Loller – 571 Drumcliff Way
- Brooks Schneider - 463 Drumcliff Way
- Cesely Warren - 378 Crosby Lane
- Kathleen Guarino – 41 Crosby Lane
- Robert O' Boyle – 305 Belmore Way

Mr. Fisher: When we first began virtual meetings, there was a concern if the residents would have an opportunity to provide comments, I think I counted thirty people last meeting and tonight there was another substantial number. Hopefully we have responded to them. We are talking about private property, so we as the Planning Board can't say don't develop it. What we can say is how it compares with the zoning requirements that were established. Some other issues is that we are making it as good as we can. Folks brought up traffic, drainage and tonight Mr. Harris and Mr. Gauthier laid out what the issue are and how they will be handled. The town is required by ordinance to reduce off flow by 30%. The applicant has done an admiral job in providing variations. In this case, because we are using this as buffer, we just as interested in the back of the buildings as well. To be sure there are variations, and using at grade entrances make sense as to why they would not put in two stories, but we still need to find a way to make the appearance from the other neighborhoods have variation. It may be color or material, roofline, or shutters that would accent the back of the buildings.

Mr. Geisler: Could you tell me if there is more parking because of the increased building space.

Mr. Harris: We meet code so there is ample spaces.

Mr. Geisler: There will be a lot of black top, will there be ample scrubbing for each of the units. Will there be decks on the homes?

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Mr. Harris: We have provide ground plantings for each of the units, we also show trees along the south side and scatter some street trees. The pond will handle the snow storage. We will pull back some grading to preserve vegetation along Long Pond. There is a little patio on the homes.

Mr. Selke: The applicant says they are targeting seniors, are you developing a section? Are they all two stories? I'm concerned about storage since there are no basements.

Mr. Harris: The single families have two car garages, a covered porch in the back, the single family will be single story. The grease traps are existing so no need to change those. The trees along the south side in conjunction placing some berms as we can and limiting the clearing as best we can. We did add parking pods along the townhomes as shown on the map. You can fit four cars at each townhome units.

Mr. Selke: It's typical that folks will take over the visitor parking, how that will be enforced.

Mr. Harris: It is in the lease agreement, no overnight parking, if there a problem management staff will take care of it.

Mr. Fisher: How are we going to get definition of variability that we are seeking for the back of the plaza?

Mr. Caterino: We need to see more variations. Also a layout of the staggering of the units.

Mr. Fisher: We need to see more of the back and highlight color. Will you work with the applicant and we will look for a recommendation, if that gets resolved we can act at the next meeting. You have done a good job with highlighting what the issues are, that combined with what the façade of the plaza.

Mr. Sofia: Maybe you could add some dormers to the back of houses, there is a lot of roofline. So if I understand, we have 10 days to receive comments, the ones we have seen are similar, I'm passionate to all the concerns and we have addressed all of them. What happens now?

Mr. Fisher: We have had the opportunities to address all the issues, as long as there is nothing new that comes up we should be able to act.

Mr. Schiano: The houses will be for rent, so that is how we can control the look.

Mr. Sofia: We have to note that if any buffering along Long Pond could not be saved, it has to be replaced.

Mr. Caterino: One more thing is we have received a sample of the HOA and it will be reviewed by Mr. Schiano and myself and we'll provide a markup of it for the Applicant.

Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2021, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
JANUARY 6, 2021, MEETING**

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New Business

1. Applicant: Tra-Mac Associates, Inc.
Location: Murano Trail
Mon. Co. Tax No.: 058.03-03-16.11
Request: Final plat approval for the Bellasera subdivision, section 3, consisting of 24 lots on approximately 21.35 acres
Zoning District: R1-E (Single-Family Existing)

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

Rick Giraulo, LandTech , presented the application.

Mr. Giraulo: This section is in full compliance with the previously approved preliminary plat of the project, this is section three. This is a challenging section it's almost like a new project we are now on the west side of Smith Creek, we now need to create a new entrance for the project. You will see a new access onto Mill Road as part of this section, there is a 60 foot wide right-of-way that goes in between two houses along Mill Road. Mill Road is a county road and as such we have been working with Monroe County Department of Transportation on the connection details and are far along in that review at this time. This section requires a lot of roads and a lot of off-site improvements to get started. We have to come in 5 or 600 hundred feet to before we get to the first lot. We also need to extend sanitary sewer from the east they will be coming from the images west subdivision down at Daffodil Trail. That sanitary sewer will be extended across this large exception parcel shown as lot 324, it will cross Smith Creek, it will cross our proposed storm water management facility and will come up to Murano Trail. This sewer will be extended all the way to the far west property line and will be at 15 inches in size. So this will be considered a sewer district upgrade and as such the cost between an 8 inch and 15 inch sanitary upgrade will be paid for by the district. These lots are part of the district as they apply for their connection fee they will be sharing the addition fees as well for the sewer upgrade. Storm drainage for the project will be managed by a new storm water facility going at the Murano Drive storm water management facility. This will be on lot 324 within an easement to be dedicated to the Town of Greece. The site already has a State Pollutant Discharge Elimination System (SPDES) permit so no further action is required. This pond and storm water facility will not only serve section three but the remaining lots on the west side of Smith Creek. The Smith Creek corridor and the wetlands associated with that corridor will be placed within a conservation easement, which is shown on the plan. We are proposing signs to delineate that easement and they are shown with these dots in the center of the yards that back up to Smith Creek. The signs will be placed at the easement line, they will be about the size of a handicapped sign on a steel post about thirty inches and imbedding in a concrete foundation. Several wetlands do exist on the property and we were fortunate to obtain the jurisdictional determination from the Army Core of Engineers, which has been provided to town staff. The wetlands that are regulated on the property, associated with Smith Creek and those shown along the creek. Other wet areas were considered isolated and are not jurisdictional. During the preliminary plat approval process there was a desire and need to provide a street access to the west should a development occur in that direction. There was no desire to install pavement improvements at this time since there is no guarantee the street will be extended or needed. If that does occur that it would deteriorate by the time it's used and the town does not want the responsibility. Instead we have provided the right-of-way for that street located up in between lots 302 and 303. This will be town property and right-of-way, except we will not

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have the street improvements installed with it. We are running storm sewer and sanitary sewer and water main all the way up to the west property line within that town property. Water supply to the project will be with a dedicated water main that will be dedicated to the Monroe County Authority, connection will be made to a 16 inch main on Mill Road and will come in Bellasera Trail access to supply the project. At the time the preliminary plat was approved there was second water main connection that occurred at Daffodil Trail and parallel the off-site sanitary sewer in Murano Trail. When I submitted to Monroe County Water Authority for review and approval they objected to the location and have since provided them with further calculations how it would operate with one connection from Mill Road and they are satisfied that could accurately provide water and fire protection to the site. I have also followed up with the Fire Marshal and was agreed that the second connection was not required with the appropriate valuing up at Mill Road. I have received comments from staff and do see any issues with resolving them. A project was sign was brought up and will be located on private property at Mill Road and working on the details and authorization. A concern that was raised by DPW was rock elevation, rock is quite shallow within this project, five or six feet deep, we will do our best to locate our basements above and will take a closer look. There was a request to extend the sanitary sewer from the intersection of Murano Trail, down Bellesara out to Mill Road at that time there was no sewer shown simply because it gets very shallow, by the time we reach Mill Road we have about three feet of cover, therefore the sewer was not extended. We could make some accommodations for the two adjacent owners, we could access the sanitary sewer and would be willing work this out with the town. In terms of trying to service anyone on Mill Road there is just not the depth.

Mr. Caterino: Because this is a final plat it did not need to be reviewed by Monroe County. The Building Department, Fire Marshal and Zoning Office did not have any comments. Comments from planning were confirming that they would extend sewers to the west and that Lots 302 and 303, which adjoin the undeveloped property, we would like to see a mechanism put in place for future owners of those properties to know that while its' undeveloped today there might be a street going through there in the future. I spoke to our attorney and he thought a reservation of an easement of a public road would be a good method because it would get picked up in the title of the properties. We can work out the details off-line with the applicant.

Mr. Gauthier: Mr. Giraulo did a good job of summarizing the high points of our engineering department comments. Taking the sanitary where feasible to the limits of the project, that it important that we accomplish.

Mr. Selke: There are a lot of details I don't understand, one lot refers to Bellesara Trail and what compromises were made? Is this a town dedicated road, sidewalks, street lights? I was not quite sure with what you stated bout lots 302 and 303, will those be built on? You said the sewer was going across the creek, will that be protected?

Mr. Giraulo: The entrance drive is a 60 foot wide property that is owned by the developer, the folks still reside in the houses so I'm guessing they came to some agreement. There is also a 15 foot wide underground utility easement that was granted by the existing property to the east that we will utilize for RG&E access. Otherwise this is all town property, 60 foot wide dedicated right-of-way, it will have street lights, sidewalks. There is no place to put landscaping so nothing proposed there. Lots 302 and 303 will be for sale, in between will be town property, it just won't be a paved road. We cross creeks quite often, this is not real shallow or real deep, and we will add details to the plan on how that's accomplished.

Mr. Selke: there looks like there is a stub road will there be more development?

Mr. Giraulo: It continues to the south, they will eventually connect, but won't got to the west.

Mr. Geisler: You said the sewer to Mill Road will not be accessible to the neighborhood?

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Mr. Giraulo: Yes it's too shallow to service Mill Road, it's only about three or four feet. A pump station could be put in.

Mr. Sofia: I understand, the lots 302 and 303 will be remain grass and who will maintain it.

Mr. Gauthier: This a right-of-way they are under no obligation.

Mr. Sofia: I heard that the property owners should know that someday there might be a road through there.

Mr. Schiano: We did discuss a preservation easement, but be people will start infringing on property, it would be a good idea that a sign be put there, and it will give them some extra notice.

Mr. Sofia: I prefer the owner maintain it rather leaving it un-kept.

Mr. Schiano: The reality is that they will maintain it.

Mr. Fisher: Having some sort of monumentation would be a good idea.

Mr. Giraulo: I was going to put a survey to delineate the boundary.

Mr. Gauthier: I think it should be a marker like the conservation easement.

Mr. Schiano: They have to be put on notice.

Mr. Sofia: Maybe the western piece should show the limits.

Mr. Giraulo: That's not a bad idea, I don't like that it will be put in the middle of their yard, they will find some way to get rid of it, if it's put at the western property line, at each corner and hopefully stay.

Mr. Gauthier: I think the monumentation, I would put it on the right-of-way.

Mr. Schiano: I should be at the road and both corners.

Mr. Fisher: It would be helpful when someone comes in for a permit that they are told that something can't be put there.

Mr. Schiano: It will show on the survey map.

Mr. Giraulo: It's actually town property, there is no need for a reservation or easement, the other option is to take those properties, get rid of the right-of-way, take the properties to the center of the future road and take a reservation on those properties.

Mr. Schiano: I think the monument will work best.

Mr. Geisler: I concur

Mr. Fisher: if you look at the road from Mill Road, there is no turn-around, will not plow that?

Mr. Giraulo: I have not put them on in the past, short stubs like that.

Mr. Gauthier: So you are saying that stub is the turn-around? I will look into it.

Mr. Selke: Who will have the right of way at that intersection? Could there be a conflict?

Mr. Giraulo: I think the rules of the road take precedence. The town comes thru and put sign up so I assume there will be a stop sign.

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Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2021, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
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2. Applicant: Alex Sigismondi
Location: 79 Elmgrove Road
Mon. Co. Tax No.: 073.04-1-16
Request: Minor subdivision approval of the A&L Subdivision consisting of three lots on approximately 9.98 acres
Zoning District: R1-18 (Single-Family Residential)

Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2020, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
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SITE PLANS

Old Business

1. Applicant: Sonbyrne Sales, Inc.
Location: 1297 and 1305 Maiden Lane
Mon. Co. Tax No.: 074.08-1-1 and 074.08-1-2
Request: Site plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 1.12 acres
Zoning District: BR (Restricted Business)

Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2021, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
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2. Applicant: Sonbyrne Sales Inc.
Location: 2070 Ridgeway Avenue
Mon. Co. Tax No.: 089.15-2-1
Request: Site plan review of proposed Byrne Dairy retail store and fueling facility (4232± square feet) with related parking, utilities, grading, and landscaping on approximately 2.05 acres
Zoning District: BR (Restricted Business)

Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2021, meeting, as requested by the applicant.

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

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New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: Frank Imburgia, FSI
Location: 502 Long Pond Road
Mon. Co. Tax No.: 045.01-5-1
Request: A Minor Improvement Plan (MIP) consisting of a 900± square feet building addition, with related parking and landscaping on approximately 1.7 acres.

For a synopsis of the discussion relative to this request, see the minutes of this meeting relative to the request for preliminary and final plat approval for property located at 502-524 Long Pond Road by applicant Frank Imburgia, FSI.

Mr. Antelli made a motion, seconded by Mr. Geisler, to continue the application to the January 6, 2021, meeting, as requested by the applicant.

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

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ADJOURNMENT: 8:40 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