



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

FEBRUARY 5, 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
Jamie L. Anthony
Richard C. Antelli
Christine R. Burke
Michael H. Sofia
William E. Selke

Michelle Betters, Planning Board Secretary
John T. Caterino, Planning Board Clerk
Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

John Geisler
John Gauthier, P.E., Associate Engineer

Additions, Deletions and Continuances to the Agenda

Announcements:

Policy of Decorum

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. Applicant: Imrah Asghar
Location: 2970 Dewey Avenue
Request: Site plan for proposed redevelopment of an existing building, (1,273± square feet), with related parking, utilities, grading, and landscaping on approximately .267 acres
Zoning District: DMU (Dewey Avenue Mixed-Use)
Mon. Co. Tax No. 060.81-2-18.2

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

Reza Hourmanesh, GRH Architecture, Engineering and Construction, presented the application.

Mr. Hourmanesh: First, I would like to thank John for all his help with project, he was able to locate an easement that we were looking for. There were a couple of comments from staff, we brought in a fence on the north side for privacy, we added a two foot, brick wall in the front, it is about five feet from the sidewalk, the color and pattern will match the building. I have passed out elevations that show north and south, which will be the same color and have added some windows.

Mr. Caterino: For previous comments from staff I will refer to the previous meeting minutes. We were able to locate the easement that includes Bethany Presbyterian Church to the north. I have spoken with our counsel regarding that and want to make sure the applicant is fully aware that the easement is in effect, because some of the wording and because it is 25 years old. The applicant has added some curbing to the north so that better defines the drive aisle, the monument wall was added to dress up the property. We have those included in the conditions.

Mr. Schiano: That is so it is acknowledged that it has not been abandoned through discussions with the church and the applicant will not abandon it without first getting permissions from the Town of Greece because it is part of the conditions. There is also there was an agreement and a court decision as part of this agreement, the applicant has reviewed it and is Okay with whatever those agreements and decisions are.

Mr. Caterino: Does that work for you?

Mr. Hourmanesh: Yes.

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Mr. Selke: I was concerned with the rear of the building.

Mr. Hourmanesh: The back is block and we were going to paint it to match the building and also adding a six-foot high fence.

Mr. Selke: Where is the snow storage? We also discussed the lighting.

Mr. Hourmanesh: I show two locations for snow storage on the map. I have provided gooseneck lighting for the building. I will provide it on the map.

Mr. Sofia: This is a tremendous improvement to one of the longest eyesores in Greece, thank you for doing the things we have requested. Thank you so much.

Mr. Hourmanesh: Thank you for your suggestions. It is nice to hear.

Mr. Fisher: I agree.

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

WHEREAS, Imrah Asghar (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 2970 Dewey Avenue (the "Premises"); and

WHEREAS, 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 a Type II action under SEQRA. (SEQRA Regulations, Section 617.5(c)(9).)
2. According to SEQRA, Type II actions have been determined not to have a significant adverse impact on the environment and are not subject to further review under SEQRA.

NOW, THEREFORE, be it

RESOLVED that, based on the aforementioned information, documentation, testimony, and findings, SEQRA does not require further action relative to the Proposal.

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

MOTION CARRIED

Mr. Sofia then made the following motion, seconded by Mr. , to approve the Proposal, subject to the following conditions

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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. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plan.
3. Any Town of Greece approval or permit for the 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. A note that indicates this requirement shall be added to the plan.
4. 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.
5. Prior to the issuance of a Final Certificate of Compliance/Occupancy for the Premises, The Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development. Such certification shall be on the certification form provided in such guidelines and shall be completed by a New York State Licensed Landscape Architect or Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
6. 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 as part of the site plan or to the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
7. The exterior appearance (that is, materials, colors, and architectural style) of the proposed addition and canopy shall be the same on all sides of the proposed addition and canopy. As offered and agreed by the Applicant, such materials and colors shall be brick (in the red and tan family) and 4.0 inch stone coping and 2.5 inch tan stone ledges. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition, and be in conformance of the existing building elevations, and shall be filed with the site plan.
8. 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

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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.

9. The outdoor refuse container shall be enclosed and screened from public view. A wall, fence, or landscaping may be used.
10. Snow storage areas shall be identified on the plan.
11. 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.
12. The locations of all exterior doors shall be shown on the plan. All exterior doors shall be connected by a sidewalk to an acceptable fire safety zone.
13. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Town Engineer.
14. 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
15. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
16. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
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.
18. As discussed this evening, the Applicant shall construct/install a decorative monumental wall along the Dewey Avenue frontage not to exceed 3.0 feet in height. Furthermore, said wall shall be constructed of materials similar to and match the building.
19. As discussed this evening, the Applicant acknowledges and agrees to the conditions and terms of the existing easement granted by the neighboring property (3000 Dewey Avenue) as recorded in the Office of the Monroe County Clerk on February 6, 1996. The Applicant, including its successors and assign, shall not abandon/terminate the existing easement without obtaining approval from the Town of Greece.
20. As discussed this evening, the Applicant's proposed building-mounted and/or freestanding lighting of the property is subject to the approval of the Planning Board Clerk.

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

MOTION CARRIED WITH CONDITIONS

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New Business

None

SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. 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.
Zoning District: R1-E (Single-Family Existing)
Mon. Co. Tax No. 024.03-3-35.101

Motion by Ms. Burke, seconded by Ms. Anthony, to grant two 90-day extensions of the preliminary and final plat re-approval of the subdivision, previously approved on August 8, 2019.

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

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

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ADJOURNMENT: 7:15 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