



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

MAY 2, 2018

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

Richard C. Antelli

John Geisler

Jamie L. Slocum

William E. Selke

Michael H. Sofia

Scott R. Copey, Planner

John Gauthier, P.E., Associate Engineer

Christopher A. Schiano, Esq., Deputy Town Attorney

Michelle M. Betters, Planning Board Secretary

Absent

Christine R. Burke

Additions, Deletions and Continuances to the Agenda

Announcements

PLANNING BOARD MINUTES
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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

None

New Business

1. Applicant: LiDestri CROPS, LLC
Location: 50 McLaughlin Road & 1349-1401 Ridgeway Avenue
Mon. Co. Tax No.: 089.04-1-3.2, 090.03-1-16, 090.03-1-17, 090.03-1-19, 090.03-1-20, 090.03-1-21
Request: Site plan approval for a proposed food storage and packaging building (280,000± square feet), with related parking, utilities, grading, and landscaping on approximately 22.75 acres
Zoning District: IG (General Industrial)

Ms. Slocum made a motion, seconded by Mr. Geisler, to continue the application to the June 20, 2018, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
June 20, 2018, MEETING**

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

1. Applicant: JRedCo, Inc.
Location: 751 Long Pond Road
Mon. Co. Tax No.: 045.03-3-13.101 (part)
Request: Concept plan review of a proposed parking lot expansion and patio addition at an existing building that is to be repurposed as a restaurant (one story; 9800± square feet out of a total building size of 20,800± square feet), with related parking, utilities, grading, and landscaping on approximately 4.5 acres
Zoning District: BG (General Business)

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

Eric Schaaf, Marathon Engineering, presented the application.

Mr. Schaaf: We are appearing before the Town Board on May 15, 2018 for a special use permit to operate a restaurant. Jeremiah's currently has four locations and would like the fifth to be located in Greece. In the past, we have spoken to the Town's staff about various locations and this opportunity came along. We are looking to repurpose the former Care-a-Lot daycare center in the Wegmans plaza that is at the corner of Latta Road and Long Pond Road. The building currently is vacant, and Jeremiah's and Wegmans have entered into a lease agreement. The building is rather large, about 20,000 square feet; we will be using about half of that. It will be designed to be similar to the location in Penfield. It really reflects what the owner has done with the repurposing of the building. We will be subdividing out a parcel of about four acres in size; Jeremiah's will lease the site. We will apply to the Planning Board for subdivision and site plan approval. We will expand the parking area on the west side of the building. This restaurant is a permitted use, provided that the Town Board approves a special use permit. There are no issues with utilities on the site, and we will comply with storm water management requirements. There is a landscaped area for buffering to the south. Just as the lease line is being extended to the west, so is the landscaping; this will help to screen the new parking area. There will be site lighting. There are two entrances to the building; the final drawings will show the center entrance as the main entrance. We are moving the existing parking near the building closer to it. There will be about 140 spaces, which exceeds the minimum number required by the Town's zoning ordinance. We also will ask for Planning Board approval to show land-banked parking and how that is accommodated. This a restaurant serving food and alcohol. The proposed operating hours are 11:00 AM to 2:00 AM, seven days a week; however, the actual operating hours will be dependent on customer needs and may vary, as an example, Penfield is a similar locality: Sundays, 11:00 AM to 10:30 PM; Mondays and Tuesdays, 11:00 AM to 11:00 PM; Wednesdays, 11:00 AM to 12:00 midnight; and Thursdays through Saturdays, 11:00 AM to 1:00 AM. On each of those nights, the kitchen closes an hour before the closing time. At this point, we ask the Planning Board for a positive recommendation to the Town Board for their consideration of the special use permit.

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Mr. Fisher: We will not be taking action tonight, but we can give the applicant feedback based on the information provided. I don't think that we are in a position to make any kind of recommendation to the Town Board. If there were issues that we saw, we would communicate those and the Town Board could take care of those. We are looking at the site layout, the architecture, things like that.

Mr. Copey: The Town's engineering staff noted that the site would be subject to the requirement to reduce the rate of runoff by 30%. Our zoning staff spelled out the details of the parking requirements. We have talked about land banking for the parking (in terms of site changes) and the addition of the patio. With the new property line, what does that do in terms of utility connections? What is the layout?

Mr. Schaaf: Regarding utilities such as sanitary sewers, we have not submitted anything to the agencies yet. All the land still is under the same owner. We will be creating a parcel to coincide with the lease lines. There should not be any issues but if there are any, they will have to work it out with Wegmans.

Mr. Selke: From what I have seen of the site, close to where the outdoor seating is proposed, there are townhomes to the east; they should have more buffering. Because not all of the building will be used, will there only be one entrance? I'm concerned about lighting for security in the parking lot.

Mr. Schaaf: There is only one entrance for the public; there is another entrance for deliveries only. There will be lights in the parking lot.

Mr. Selke: Will there be screens around the patio area?

Mr. Schaaf: The state liquor law requires the patio area to be enclosed. The area has to have a means of egress, but it cannot be used as an entrance.

Mr. Selke: What kind of trucks be used for deliveries? What about snow storage?

Mr. Schaaf: Mostly box trucks, and during the day. Garbage will be taken out through a hallway inside the building, and taken to the delivery area door. We will show snow storage on the site plan.

Mr. Selke: What is the intent of the extra leased land to the west?

Mr. Schaaf: The lease area is so that we can demonstrate adequate parking to meet the requirements of the zoning ordinance if the whole building were occupied.

Mr. Sofia: Is the berm going to be extended, or just the landscaping?

Mr. Schaaf: The berm already is there. The landscaping will be extended so that the entire leased parcel has landscape buffering.

Mr. Sofia: Any intended use for the rest of the building? What will be leased by Jeremiah's?

Mr. Schaaf: It all is leased by Jeremiah's. Right now, the restaurant occupies half the building, and that's a good size. There are no plans for the rest of the building at this time.

Mr. Sofia: What if they decided to subdivide out the lease parcel? Would they have to come to this board for that?

Mr. Schiano: It would depend on the use.

Mr. Antelli: Will the playground be removed?

Mr. Schaaf: It will be removed.

Mr. Fisher: If something were to be put there, they would have to come back to this board, or changes have to go to Town Board.

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Mr. Selke: Is there a sidewalk near the ESL Federal Credit Union? I'm just thinking that maybe a motorcycle might try to use that.

Mr. Copey: There might be a bollard there.

Mr. Geisler: Is there a fence on the south side?

Mr. Schaaf: There is a wood fence there, and it will remain to discourage access through that site.

Mr. Fisher: I think that focusing as much of the activity as possible on the northern and eastern side of the site, it provides a win-win. It's the farthest from the neighbors and closest to people who you want to see it. Folks on Long Pond Road, coming to the plaza and to ESL, I think that provides a way of minimizing the impact on the most sensitive area, which is to the south.

Mr. Schaaf: There is a fair distance to Banbury Drive, and the restaurant is at the farthest point from the neighbors.

Mr. Copey: Would it be more efficient to rotate the middle parking spaces?

Mr. Schaaf: This way will make pedestrians take the natural path of the drive aisle and not go between cars.

Mr. Copey: I'm curious whether there a sidewalk along the ESL to the intersection. It makes sense for you to try to connect that and put a crosswalk there.

Mr. Schaaf: That is outside the leased parcel's area. We could enter into a discussion about it, but I don't want to hold up our approvals for something that requires Wegmans to make modifications.

Mr. Fisher: With all our approvals we require a sidewalk to be on the site or a connection to one; if there is existing sidewalk there, it would be logical to put in a crosswalk. Using the center entrance is a good idea; it's bigger and the most obvious one.

CONCEPT REVIEWED

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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