



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

MAY 16, 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

Christine R. Burke

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

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Tra-Mac Associates, Inc.
Location: 499 Mill Road
Mon. Co. Tax No.: 058.03-3-16, 058.03-3-15.11
Request: Final plat approval for the Bellasera subdivision, Section 1, consisting of 17 lots on approximately 8.16 acres
Zoning District: R1-12 (Single-Family Residential)

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

Richard Giraulo, LandTech, presented the application.

Mr. Giraulo: We received preliminary plat approval about a month ago; this will be the first section. It's on an existing road. All the utility laterals already were installed, so there is very little site work to be done. There are 17 lots; a simple layout. I received comments from the Town's engineering staff, and have no problem complying with any of their items.

Mr. Copey: No comments from any of staff. There are a couple of conditions to the approval, which are in accordance with the preliminary plat. One is that a street tree must be planted on each lot but outside the highway right-of-way, so that they will be privately owned. A conservation easement must be placed over the stream area and floodplain area, and a sanitary sewer easement must be provided to the western limits of the subdivision, in conjunction with filing this plat.

Mr. Gauthier: We had a few minor details.

Mr. Fisher: Have you settled on the documentation to be used to designate the conservation easement?

Mr. Giraulo: Concrete bollards; there is a detail in the plans.

Mr. Selke then made the following motion, seconded by Ms. Burke:

The environmental review for the entire subdivision was completed when the Planning Board approved the preliminary plat. The final plat is consistent with the preliminary plat. Therefore, the SEQRA Regulations require no further environmental review by the Planning Board.

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

MOTION CARRIED

Mr. Selke then made the following motion, seconded by Ms. Burke, to approve the Proposal, subject to 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. No approval signatures shall be provided for this section unless and until the preliminary plat receives all necessary approval signatures.
3. This subdivision section is located within the Town's Sanitary Trunk Sewer Overlay Area. 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. In addition, a limited-term annual debt repayment charge shall be applied to each house constructed in this subdivision. A note that indicates these requirements shall be added to the plat.
4. The Town's 2001 Community Master Plan Update (Clough, Harbour & Associates, September 2001) contains current and projected population growth; an inventory and analysis of public, private, and semi-private recreation facilities, both active and passive; and recommendations for future actions. Based on this document, the Planning Board finds that the Town currently needs, or will need, additional park and recreation space in the vicinity of the Proposal. 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.
5. One (1) tree shall be provided **outside of the street right-of-way** for each lot in this subdivision. Tree species and size shall be in accordance with the Town's Landscape Guidelines for Development.
6. A conservation easement shall be provided over streams, wetlands, and flood zone areas on the site, the terms of which shall not be contradictory to the required drainage easements, but shall further restrict use and development in such areas to achieve water quality benefits dictated in the SPDES permit requirements.
7. In accordance with Condition #9 of the Planning Board's March 21, 2018 Preliminary Plat approval of the Bellasara Subdivision, the sanitary sewer easement shall be extended westward to the limits of the project, as directed by the Commissioner of Public Works, in conjunction with the final plat approval for Section #1.

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8. 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.
9. No building permits shall be issued for any of the lots in this subdivision unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk. The Liber and Page of easement filing shall be referenced on final as-built record drawings provided to the Town.
10. 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.
11. 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.
12. No pre-construction meeting shall be scheduled unless and until a Notice of Intent (NOI) has been filed with the New York State Department of Environmental Conservation (the "NYSDEC").

Throughout the life of the storm water permit (from the filing of the Notice of Intent to the Notice of Termination), the developer shall comply fully with all aspects of the NYSDEC General Permit No. GP-0-15-002, particularly Part IV, which describes:

- periodic inspections of the construction site by a qualified professional; and
- maintenance of a site log; and
- stabilization requirements; and
- maintenance of sediment traps and ponds during construction.

The periodic inspection reports shall be provided to the Town's Engineering staff within 24 hours of inspections.

13. Subject to approval by the Town's Commissioner of Public Works and Engineering staff.
14. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
15. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
16. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

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SITE PLANS

Old Business

None

New Business

1. Applicant: Gallina Development Corporation
Location: 11 South Pointe Landing
Mon. Co. Tax No.: 089.03-5-4.122, 089.03-5-4.112 (part)
Request: Site plan approval for a proposed medical office building (two stories; 58,000± square feet), with related parking, utilities, grading, and landscaping on approximately 8.1 acres
Zoning District: FOI (Flexible Office/Industrial)

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

Andrew Gallina, President, Gallina Development Corporation; and Brian Burri, Bergmann PC, presented the application.

Mr. Gallina: This a proposal for a medical office building on a parcel of land we currently own and on land that we will be purchasing from Munipro, Inc. (the Town's not-for-profit public benefit corporation) to accommodate the full site. Regarding the number of parking spaces, we have a particular tenant with a need for six parking spaces per 1000 square feet. If we need to cut back on the parking, we can.

Mr. Burri: Last night, the Town Board approved the rezoning of part of the site from IL (Light Industrial) to FOI (Flexible Office/Industrial); the rest of the site already is zoned FOI.

Mr. Gallina: I'd like to review some comments from the Town's engineering staff.

Mr. Gauthier: I apologize for the delay in you receiving them.

Mr. Gallina: Is the requirement for a sidewalk a design standard even though there is one across the street?

Mr. Gauthier: Yes. You may ask the Town Board for a waiver of the requirement.

Mr. Burri: The staff comments mentioned the north property line.

Mr. Gauthier: That is a discussion that we need to continue to have, regarding what that road is and whether we should treat it as a private access drive, which could limit what type of development would occur in the future near this site. At this point, we want to facilitate your current project, but keep our options open for that roadway being either a private road or a dedicated public road.

Mr. Gallina: There's wetland to the west. What is the point?

Mr. Copey: We want to have maximum flexibility going forward. We don't want a full road right away, but we want to keep open the availability of a potential future road in the future. We are asking you for an easement for maximum flexibility, whether it's a shared public roadway or private road.

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Mr. Gallina: An easement is not a problem. I thought that the request was to build a dedicated road; I misunderstood.

Mr. Copey: We think that you should build what you're proposing to build, and give us an easement so that pavement can be extended westward in the future, if necessary.

Mr. Gauthier: The site development should be moved southward somewhat, away from that future roadway.

Mr. Gallina: We have a drainage facility there. We have a sketch that shows the road just outside of the site.

Mr. Fisher: Fundamentally, we simply are asking for an easement.

Mr. Burri: I think that that is agreeable, but we are not agreeable to extend it straight across because it affects our parking, and we have storm water management facilities here.

Mr. Copey: We have not locked into a design concept for the entire area. We have had numerous concept plans—including some done by Bergmann and specifically by you, I think—that showed a roadway extending westward. I think that the intersection was built in anticipation of accommodating a connection westward, whether it's public, private, or a shared driveway. The road section that you have is considerably wider than a standard Town road. I think that it's anticipated to be a thoroughfare of some sort. To put a jog in the road, or to sacrifice or relocate some parking or to shuffle around the storm water management facility, I don't think that it's outlandish in the context of preserving the potential for a road.

Mr. Gallina: If we granted the easement, functionally what would happen to our parking layout and drainage?

Mr. Copey: They would not be where they are proposed. It might have been advisable to come in for concept plan review prior to requesting site plan approval to have this discussion earlier in the design process.

Mr. Gallina: So, granting an easement with this design is not sufficient? You want all undeveloped green space?

Mr. Copey: You're not far off in your design right now.

Mr. Sofia: If you removed 12 parking spaces, you would have to find 17 spaces somewhere else.

Mr. Gauthier: In this location, your storm water quantity management facility does not need to be on your site. We are offering to you the option of doing that on Town property. If you chose that option, you could gain every bit of your site that you currently are showing as being used for quantity management. There's a Town regional storm water management facility that has been designed but not constructed. We have offered that option to Addison Precision Manufacturing, which has broken ground on a new site further west, and they are going to do their storm water quantity management on Town land; we are going to offer that option to anyone who builds on Munipro's lands in this area. A storm water quantity management facility would not occupy any of your site. You still have to manage storm water quality on your site, but you can eliminate the proposed pond. You would have to maintain your portion of the off-site pond until the Town took it over.

Mr. Fisher: That might allow additional parking west of your building.

Mr. Gallina: I agree with the concept. So, that large pond for management of quantity could go elsewhere?

Mr. Gauthier: Yes. You could move it off your site.

Mr. Copey: Could you tell us about the project?

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Mr. Gallina: Right now we have the University of Rochester as a tenant, and there are two other tenants that have asked us for more space. Some of the space will be for oncology and for radiation treatment. They will not rent the entire building, but our intention is for medical space.

Mr. Fisher: It looks like a very nice building. This site is becoming the cornerstone of this area. Your first building, at 10 South Pointe Landing, made a very positive impression, and this a great match.

Mr. Copey: The Monroe County Department of Planning and Development and the Monroe County Development Review Committee did their review, and we have received their comments, which are pretty standard. There is a Monroe County Pure Waters sanitary sewer easement that's under where storm water management facility currently is proposed, so there are some details about that to discuss. Our Fire Marshal had some comments about connections, our zoning advisor noted that the plan has parking in excess of the minimum number required by our zoning ordinance, and the Building Department had comments about meeting the handicap accessibility requirements of the Americans with Disabilities Act ("ADA"). We have an application in to move a property line, and that will be handled administratively. As the Chairman pointed out, the architectural appearance looks great.

Mr. Selke: Will the lighting be similar to the other site? Is there a rear entrance? I don't see a walkway for patients through the parking lot. There will be people with walkers, wheelchairs, canes.

Mr. Gallina: The intention is for the rear (west side) to be for the staff. The whole front (east side) of the building has handicap parking spaces and access. We can add a walkway, and we can add more handicap parking.

Mr. Fisher: At the Unity campus of Rochester Regional Health to the north on Long Pond Road, they have provided more handicap parking spaces than the ADA minimum by identifying regular parking spaces as handicap spaces.

Mr. Copey: I think that you should talk to our Building Department about that. I think that Unity just modified the sign.

Mr. Fisher: Please work with our staff, to work through the details.

Ms. Burke made a motion, seconded by Ms. Slocum, to continue the application to the June 6, 2018, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
JUNE 6, 2018, MEETING**

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SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 8:00 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