



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

JULY 24, 2019

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

William E. Selke

John Gauthier, P.E., Associate Engineer

Michelle Betters, Planning Board Secretary

John T. Caterino, Planning Board Clerk

Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

Michael H. Sofia

Jamie L. Anthony

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

PLANNING BOARD MINUTES
July 24, 2019

PUBLIC HEARINGS

Old Business

1. Applicant: Sample Real Estate NY
Location: Willnick Circle
Request: Final plat approval for Section 2 of the Chatham Estates subdivision, consisting of 16 lots on approximately 16.5 acres
Zoning District: R1-44 (Single-Family Residential)
Mon. Co. Tax No. 044.03-2-40.111

Ms. Burke made a motion, seconded by Mr. Geisler, to continue the application to the August 21, 2019, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
AUGUST 21, 2019, MEETING**

PLANNING BOARD MINUTES
July 24, 2019

New Business

None

SITE PLANS

Old Business

1. Applicant Reid Petroleum Corporation
Location: 3561 Latta Road & 638 North Greece Road
Mon. Co. Tax No.: 044.04-1-01, 044.04-1-12
Request: Site plan for proposed convenience store, restaurant, and fuel sales (3,500± square feet), including drive-up service lanes and window, with related parking, utilities, grading, and landscaping on approximately 1.38 acres
Zoning District: BR (Restricted Business)

Ms. Burke made a motion, seconded by Mr. Geisler, to continue the application to the October 2, 2019, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
OCTOBER 2, 2019, MEETING**

PLANNING BOARD MINUTES
July 24, 2019

New Business

1. Applicant: Orchard Community Church
Location: 2285 Latta Road
Request: Site plan approval for new asphalt parking lot, consisting of 44 spaces on approximately 5.5 acres
Zoning District: R1-18 (Single-Family Residential, 18,000 sq. ft.)
Mon. Co. Tax No. 045.02-1-2

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

Richard Giarulo, LandTech Surveying and Planning, presented the application.

Mr. Giraulo: The applicant has found that they need additional parking to better serve the congregation. We are proposing a new asphalt parking, this would only be used on Sundays during their big mass. They really don't have any nighttime use. To accommodate additional runoff from the impervious pavement, we are showing a storm water basin along the western side, this will tie into a new storm sewer that ties into an existing storm sewer located to the west of the existing parking lot. We also show a spoil pile location, as we box out the parking, this space will be used for storage, with the intent that this will eventually be removed. They might not pave this year but at least get the stone in, the paving would follow next year. This plan also shows the repaving of the existing lot, just wanted to make you aware. I also have an aerial that shows the senior living to the west, it's adjacent to their parking, there are existing pine trees that have been problematic, they have blown over, and those trees will be removed.

Mr. Caterino: Monroe County Planning and Development has reviewed and has very few comments. Fire Marshal and zoning department had no comments and our building comments were about ADA accessibility to the building. Our engineering department wanted to confirm there would be less than an acre of disturbance.

Mr. Giraulo: It will be about .8 acres.

Mr. Selke: It's good when a church adds more parking.

Mr. Geisler: How many parking spaces?

Mr. Giraulo: 149 total.

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

WHEREAS, Orchard Community Church (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 2285 Latta Road (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, 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

PLANNING BOARD MINUTES
July 24, 2019

- "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest were afforded an opportunity to be heard.
 3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
 4. The Planning Board has carefully considered an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
 5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
 6. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development and the Town's own staff.
 7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.
 8. The Environmental Analysis examined the relevant issues associated with the Proposal.
 9. The Planning Board has completed Parts 2 and 3 of the EAF, and has carefully considered the information contained therein.
 10. The Planning Board has met the procedural and substantive requirements of SEQRA.
 11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
 12. The Planning Board has carefully considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
 13. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
 14. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
 15. To the maximum extent practicable, potential adverse environmental effects revealed in the environmental review process will be minimized or avoided by the Applicant's voluntary incorporation of features and measures that were identified as practicable.

PLANNING BOARD MINUTES
July 24, 2019

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

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

MOTION CARRIED

Mr. Geisler then made the following motion, seconded by Mr. Antelli, 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. 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 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.
3. The locations of the designated fire lanes shall be shown on the Site Plan sheet.
4. Permanently mounted "No Parking - Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less.
5. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
6. 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.
7. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
8. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.

PLANNING BOARD MINUTES
July 24, 2019

12. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

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

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
July 24, 2019

SPECIAL PLANNING TOPICS

Old Business

None

New Business

None

ADJOURNMENT: 7:10 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