



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

AUGUST 2, 2017

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

John Geisler

William E. Selke

Michael H. Sofia

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

Absent

Richard C. Antelli

Christine R. Burke

Jamie L. Slocum

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Additions, Deletions and Continuances to the Agenda

Announcements

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. Applicant: DVL2, LLC
Location: Generally, southeast corner of Latta Road and Long Pond Road
Mon. Co. Tax No.: 045.03-4-1, 045.03-4-2, 045.03-4-3, 045.03-4-4, 045.03-4-17.11 & 045.03-4-20.111
Request: Site plan approval for a proposed medical office building (one story, 15,000± square feet), with related parking, utilities, grading, and landscaping on approximately 15.2 acres
Zoning District: BR (Restricted Business)

Mr. Sofia made a motion, seconded by Mr. Geisler, to continue the application to the August 16, 2017, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
August 16, 2017, MEETING**

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2. Applicant: Bell Atlantic Mobile Systems of Allentown, Inc. (d.b.a. Verizon Wireless)
- Location: 1510 Maiden Lane
- Mon. Co. Tax No.: 059.19-3-1.1
- Request: Site plan approval for a proposed cellular service telecommunications facility, consisting of a freestanding antenna tower (119 feet-high, including lightning rod) and related antenna(s), accessory antenna structures, and access driveway, on approximately 0.13 acres
- Zoning District: R1-18 (Single-Family Residential)

Mr. Sofia made a motion, seconded by Mr. Geisler, to continue the application to the August 16, 2017, meeting, as requested by the applicant.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
August 16, 2017, MEETING**

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New Business

None

SPECIAL PLANNING TOPICS

New Business

1. Applicant: CC/FSI 2120 West Ridge Road, LLC
Location: 2120-2150 West Ridge Road, 26 Standish Road, 29 Ridgecrest Road
Mon. Co. Tax No.: 074.15-15-17,074.15-15-18, 074.15-15-19, 074-15-15-20
Request: Modification to landscaping plan previously approved on May 17, 2017
Zoning District: BR (Restricted Business)

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

Michael Montalto, Costich Engineers, presented the application.

Mr. Montalto: We are in the final stages of review before approval signatures. We received a comment from our clients concerning the landscaping plan and the number of street trees. They were concerned about where the trees were located and how they would affect signage, how they would hold up with the salt in the winter. They wanted them removed, and we told them we did not think that was a proven solution and that we would have our landscape architect take a look at it. Our proposed revision has a loss of only one street tree; instead of the linear configuration along West Ridge Road that was approved, we grouped them. We have two on the western side, two on each of the corners, and then down on the Ridgecrest Drive side. We think that we have come up with a compromise between now and what was approved. We believe that it meets the spirit and intent of the original plan that we put together.

Mr. Selke: Are the trees going to be the same type as before, and what will be the size?

Mr. Montalto: The tree canopy is shown as the full growth, and we are comfortable that the signage will still be seen.

Mr. Selke: Do you have any trees that are dead and can be removed?

Mr. Montalto: There were none on our site; there were some low shrubs. With the wall and low plantings in front, you are still getting the West Ridge Road presence and visibility.

Mr. Fisher: I think that you have done this in a way that provides the visibility for cars on the west. It is a good concept to put them together, and we have maintained the number of trees.

Mr. Sofia: I was thinking the opposite. The grouping on West Ridge Road is not consistent with the New York State Department of Transportation's ("NYSDOT") street trees. Is there an option to balance them with the West Ridge Road side, without blocking the signage?

Mr. Montalto: Our clients did not want any trees in front; they wanted them moved to the rear of the site. We were not comfortable bringing this to you with complete removal of all the trees in the front. This plan helps to break up the frontage in conjunction with the lower plantings.

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Mr. Sofia: It makes sense base on how you had to strategize the placement.

Mr. Geisler: Looks good.

Mr. Selke made a motion, seconded by Mr. Geisler, to approve the modification to the landscaping plan.

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

MOTION CARRIED

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2. Applicant: New Mark Development Company, Inc.
Location: 3507 Mount Read Boulevard
Mon. Co. Tax No.: 075.05-2-3.11/COM
Request: Concept plan review of a proposed freestanding restaurant (one story; 2,900± square feet) with drive-up facility, and with related parking, utilities, grading, and landscaping on approximately 2.61 acres
Zoning District: BR (Restricted Business)

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

Bryan Powers, P.E., New Mark Development Company, Inc., presented the application.

Mr. Powers: An arm of the Mark IV companies, Maiden Associates, owns the Tops Plaza on the corner of Maiden Lane and Mount Read Boulevard. We are here for a proposal for a Burger King Restaurant. They have approached us and would like to enter into a lease agreement. We would continue to own the parcel and the restaurant, Burger King, would lease the parcel from us; we would create a separate lot for it. The site would be located near the southeast corner; it is seldom used and it is close to the Mount Read Boulevard entrance to the plaza. This would be 2900-square-foot building, with a drive-up window. This property is zoned BR (Restricted Business), and the restaurant would need a special use permit. The Town's staff suggested that we come to the Planning Board before we submitted a special use permit application to Town Board. No area variances are needed. We have provided 12 parking spaces within the boundaries of the Burger King parcel, but we are located within the plaza and will have a reciprocal parking and access agreement in place. We are working on a parking analysis, which we will share with the Town when it is completed. We have a screened dumpster and a monument sign that is at the intersection of the main plaza.

Mr. Fisher: Right off, we don't want you to have the dumpster near Mount Read Boulevard.

Mr. Powers: Because we have signage, we will require a variance for the sizes and locations and will make that effort. There is a proposed flagpole and it would be lighted; it would be near the outdoor eating area. We will have a landscaping and a lighting plan; the lights would be dark-sky compliant. Utilities are on-site. Because this already is a parking lot, there is an existing storm drain that runs to the back of the site; we intend on connecting to that and diverting all the storm drainage to that.

Mr. Geisler: Is that adequate?

Mr. Powers: With the amount of green proposed on the new site, there actually would be less water on the site.

Mr. Geisler: How many employees?

Mr. Powers: About five to six at peak shifts. The employees would use the plaza parking. We have provided some architectural detail. Burger King has come a long way in the outward appearance of their buildings, and looks like a bistro when you walk in side. We will have color elevations available.

Mr. Geisler: Please bring some pictures next time. I like to see the awing windows; it is more appealing that just a flat rooftop.

Mr. Fisher: This site will have a building that is visible on all four sides. The rear needs some additional architectural elements.

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Mr. Sofia: You could use some enhancements on that side; maybe put some landscaping between the building and the outdoor area. Some imitation windows on the drive-up side would help.

Mr. Geisler: Will the air conditioning units be screened?

Mr. Powers: They will be on the rear of the building. If we pushed the building, they would be on the other side.

Mr. Selke: You'll have to show snow storage. Will there be building mounted lights?

Mr. Powers: Yes.

Mr. Selke: Will you have fencing to the south, or landscaping?

Mr. Powers: We aren't proposing any at this time. The property to the south will be the site of the Village Crossing development.

Mr. Fisher: I think that you should do more landscaping out by Mount Read Boulevard. I don't think that it would reduce the visibility of the new building. This layout also is grossly lacking in on-site parking, so there should be a clear, safe path from the plaza parking to the entrance of the building.

Mr. Sofia: Was there ever consideration to put the outdoor seating on the Mount Read Boulevard side? Then you could put the dumpster at the rear of the building. Using the first parking space for the dumpster is another option.

Mr. Powers: There will be an entrance to the Village Crossing there. We will take a look.

Mr. Fisher: You also have to be sure that people recognize not to come in the first entrance. It's says, "Exit Only," but it has to be seen.

Mr. Powers: There are two signs.

Mr. Copey: You could narrow the exit into one lane, funnel traffic into one lane, then you wouldn't have to make a sharp turn out the exit.

Mr. Fisher: Burger King's hamburgers are flame-broiled. Is there any way to mitigate the smoke coming out or reduce it in any way?

Mr. Powers: That is part of the marketing—through your nose.

Mr. Copey: Town Board considers that too.

Mr. Fisher: There are residents close by, and this can't be the first time that the question has been asked.

Mr. Powers: We can check with Burger King.

CONCEPT PLAN REVIEWED

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ADJOURNMENT: 7:45 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