



*William D. Reilich*  
Supervisor

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**AUGUST 4, 2021**

**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  
Christine R. Burke  
Richard C. Antelli  
John Geisler  
William E. Selke  
Michael H. Sofia

Michelle Betters, Planning Board Secretary  
John T. Caterino, Planning Board Clerk  
Matthew Trau, Junior Engineer

### **Absent**

Jamie L. Anthony  
John Gauthier, P.E., Associate Engineer  
Christopher A. Schiano, Esq., Deputy Town Attorney

**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: North Greece Self Storage, LLC  
Location: 400 Allied Way  
Mon. Co. Tax No.: 033.03-3-2.112  
Request: Site plan approval for the construction of four-15,200 +/- square foot self-storage buildings with related parking, utilities, grading, and landscaping on approximately 5.02 acres.  
Zoning District: IG (General Industrial)

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

Richard Giraulo, LandTech, presented the application:

Mr. Giraulo: This site has been around for a while and currently serves as the North Greece Self Storage facilities. It also adjacent to New York State Fence. Prior to 1998 the Town of Greece Planning Department approved mini storages, 7 buildings, in 1996 the Board approved 400 Allied Way, including 13 storage buildings, five of which were not built. This application is to build the four of the remaining five buildings to keep the site disturbance under one acre. We don't plan to build the fifth building. Storm water has been designed and accepted based on all four buildings being constructed. There will be no need for sanitary or water to the structures. We were before the Board of Zoning Appeals last night and received variance for the site set back. The RG&E right of way now has a residential zoning which it did not have when it was originally built. We also received a waiver for the sprinkler law in support of the Fire Marshal. Lighting will be on the building, they will be dark sky compliant.

Mr. Caterino: As stated, this was approved in the late ninety's just never constructed. They were before the Board of Zoning Appeals and did receive a waiver for fire sprinkler requirements and an area variance for the setback. Building department comments were complying with building code for the interior. Planning comments were regarding the color and materials of the exterior of the buildings.

Mr. Trau: There are no comments.

Mr. Giraulo: This will be split block with earth tone color metal siding. It will be gated.

Mr. Selke: So this is just an extension of the buildings.

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**Mr. Antelli made the following motion, seconded by Mr. Selke:**

WHEREAS, North Greece Self Storage, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a preliminary plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 400 Allied Way (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 "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 Transportation, 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.

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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, the Proposal as originally designed or as voluntarily modified by the Applicant will minimize or avoid potential adverse environmental impacts that were revealed in the environmental review process.

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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Antelli made the following motion, seconded by Mr. Selke with 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. Any Town of Greece approval or permit for these 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 plat.
3. 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.
4. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be generally the same on all sides of the proposed buildings, as offered and agreed by the Applicant, such materials and colors shall be earth tone metal siding and split block to match to the existing buildings. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed buildings, and shall be filed with the site plan.

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5. 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.
6. Prior to the issuance of a Final Certificate of 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. A note that indicates these requirements shall be added to the plan.
7. 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.
8. Snow storage areas shall be identified on the site plan and landscape plan.
9. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been prepared and provided to the Town for review.
10. No building permits shall be issued unless and until the appropriate easement documents, including all necessary map references, have been filed in the Office of the Monroe County Clerk.
11. If the project "disturbance" exceeds 1 Acre of total area, 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").
12. Should a NYSDEC storm water permit be required, 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-0-20-001, 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. 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.
14. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.

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15. 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.
16. The Applicant shall comply with the conditions of the approval granted by the Board of Zoning Appeals on August 4, 2021. A note that indicates this requirements shall be identified on the site plan.
17. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
18. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
19. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPLICATION APPROVED WITH CONDITIONS**

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**New Business**

None

**SPECIAL PLANNING TOPICS**

**Old Business**

1. Applicant: DuPont Industrial Biosciences  
Location: 1700 Lexington Avenue (Eastman Business Park)  
Mon. Co. Tax No.: 089.83-2-35  
Request: An update on the referral for administrative review of a site plan granted by the Planning Board on September 20, 2020, pursuant to the requirements of Section 211-19 of the Zoning Ordinance  
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)

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

Eric O'Brien, Site Manager, DuPont Industrial, presented the application.

Mr. O'Brien: We had a temporary odor abatement project that was started and now completed. We have submitted the final paperwork to the town yesterday. Since then we have started our long term project and in April I gave a time line of the second quarter of 2022. We have completed the initial design and approval from our company, in July we started internal engineering. We have approval for funding and then hoping by December we will have our second and final review. We are hoping for mechanicals to be completed by August 2022, our start up completion is September 2022, in that time we will run both the temporary and final solution to work out everything and hoping to close the project by December 2022. We would like to remove the temporary before the snow flies. They might be fluid with contractors or Mother Nature.

Mr. Fisher: It's nice to see things moving. We appreciate the update.

**UPDATE on REFERRAL MADE**

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**New Business**

1. Applicant: Bob Black/Groundwater and Environmental Services, Inc. (GES)  
Location: 40 Stone Road  
Mon. Co. Tax No.: 060.67-1-14  
Request: A proposed minor improvement plan for a proposed environmental remediation system on approximately .62 acres.  
Zoning District: BN (Neighborhood Business)

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

Robert Sickler, Jessica Thomas, Ground Water Consultants, Ground Water Environmental Services, presented the application:

Mr. Sickler: We have been retained by Exxon Mobile, we are going through the process of getting this installed and up and running to address a NYSDEC open spill case that is assigned to this site for treatment of soil and ground water contamination from past operations out here. We submitted application that outlined the compound enclosure was going to be. There are four parking spaces that this will occupy on the north side of the property. The primary feature will be an 8 x 30 foot shipping container that will be temporarily placed. Our equipment's manufacturer is Newterra, this will be self-contained that has all the remediation equipment that is built in their factory in Canada. It's ready to be tied into our existing subgrade piping that's tied into our wells for addressing the contamination for this site. The diagram shows the placement. During our planning we involved Mr. Black with the color and the condition of the fencing that will hide the equipment.

Mr. Caterino: The major comments were of the look of the container and the type of fencing used for screening. It is a temporary structure but could be there for three to five years, depending on the amount of contamination. We recommended that the exterior complement the existing building as much as possible, and suggested brick veneer or some other option to dress it up. It is also close to Stone Road which is an unofficial gateway to the town. The other comment was regarding the fencing; we like to see something solid, it is temporary but it will be there for a while.

Mr. Fisher: Our experience with chain link with slats is negative, it was used for dumpster containers. We have used wood board on board or vinyl. The container itself looks like a storage container, a similar application used vinyl siding, so it looks like what's in the neighborhood. You would need to select one on those before we have an opportunity to approve this.

Mr. Stickler: In terms of the fencing, we would choose the wood for the privacy, on the three sides with a gate. The enclosure is our biggest concern, it's a shipping container, at one end is two large doors with the locking mechanism, it will be tough to put anything over the top of it in terms of siding.

Ms. Thomas: The doors have a locking mechanism that can't be covered, they have to turn freely.

Mr. Sofia: Those face north?

Ms. Thomas: East, because of the hazard the man door has to face north.

Mr. Sickler: At the request of the owner, Mr. Black, he wanted the two spaces left open for the trash truck to have access.



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Mr. Selke: How often you do go out there.

Ms. Thomas: Daily for the first two weeks, then typically twice a month, to check and make sure they are in good condition. There is no hard guide lines for closure of an open spill, I have some close in six months up to maybe five years.

Mr. Fisher: Other applications have put on vinyl siding.

Ms. Thomas: We will have baffles and sound hoods, which complicate any siding on it but can definitely be done, it's more of the two ends that would be complicated, there are control panel, which has our power requirements, and it could not be a perfect cover.

Mr. Sofia: I'm more concerned with the door side and back side.

Mr. Sickler: The back side will have the six foot fence.

Mr. Fisher: It seems like you could do this without tremendous complications.

Ms. Better: Is this the only container you can use?

Ms. Thomas: It's a lot of equipment for a very tiny space.

Mr. Fisher: I does not have to be brick, it can be siding.

Mr. Thomas: We can bring that up definitely.

Mr. Geisler: If you can do something about the doors. So a screen or something over it.

Mr. Sicker: Mr. Brown has been waiting a long time.

Mr. Sofia: You know what we are asking for, there has to be options.

Mr. Thomas: We can work on that internally.

Mr. Fisher: I think it will be appropriate for John to certify they are proposing meets the requirements we require.

Mr. Black: I own this property since 2002, in 2007 ground water contamination was discover tracing back to 1980. Exxon Mobile assumed responsibility for the spill, I have dealt with this problem for well over a decade. I have worked closely with GES and Exxon and have done everything possible. However 14 year later remediate has not been implemented, there are no words to express my frustration, my stress and inconvenience. This has a negative impact on my business and the environment. For obvious reason I'm eager to move forward with the next phase. I know the town is concerned about the look of the container, proposal to put graphics on it would make it stand out, and a simple brown building minimizes the potential distraction. My primary concern is the interruption of this remediation, the container was due to come in 2020, due to coved it's been delayed and this year it was to come in August, now it will be September. A custom exterior will only delay the project. I ask the Board please consider the time, resources and impact on the environment. There are five properties that surround my property and asked the residents if a simple brown container would be ok. They signed affidavits. Please allow to this project to continue on schedule.

Mr. Fisher: Our purpose it to happen as quickly as possible. We have more than one and it's important we maintain consistency. We want to have it look like a building and share Mr. Black's concern about time.

Mr. Sofia: We are allowing for administrative review so you do not have to come back.

Mr. Geisler: We appreciate what you do and small business.

Mr. Black: This will delay with a custom container.

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**Mr. Sofia made the following motion, seconded by Mr. Geisler:**

WHEREAS, Bob Black/Groundwater and Environmental Services, Inc. (GES) (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 40 Stone Road (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.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Sofia made the following motion, seconded by Mr. Geisler with 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. A dated signature of the owner/developer shall be added to the plan.
3. Approval is for only those items identified as "new" or "proposed" on the Minor Improvement Plan. Approval of this minor improvement plan does not supersede any other conditions imposed by the Town of Greece or any other agency. A note to this effect shall be added to the minor improvement plan.
4. The exterior appearance (that is, materials, colors, and architectural style) of the proposed structure shall be subject to the approval of the Planning Board Clerk. Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed structure, and shall be filed with the site plan.
5. Any Town of Greece approval or permit for these 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.

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6. 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.
7. Subject to approval by the Town's Building Inspector, Fire Marshal, and Town Engineer.
8. 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.
9. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
10. Wherever this resolution refers to a specific public official or agency, it shall be construed to include designees, successors and assigns.
11. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding.
12. The applicant shall maintain the exterior of the structure and the containment fencing over time.
13. The height and type of the containment fencing shall be six (6.0) foot in height and be wood, board on board.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPLICATION APPROVED WITH CONDITIONS**

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2. Applicant: Bob Johnson  
Location: McLaughlin Road (Eastman Business Park)  
Mon. Co. Tax No.: 090.05-1-14.11  
Request: A request for referral for administrative review of a site plan and subdivision for a vehicle auction center (two buildings, 11,000± square feet total) with related parking, utilities, grading, and landscaping, on approximately 291.73 acres, pursuant to the requirements of Section 211-19 of the Zoning Ordinance.  
Zoning District: EDIO (Economic Development & Innovation Overlay) & IG (General Industrial)

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

Joshua Saxton, Civil Engineer, Passero Associates, presented the application

Mr. Saxton: We are here to present an auction house on this property, which is located in the Eastman Business Park. This is an already developed parcel. We are in the very preliminary stages; we have just buildings shown. We are proposing this as an administrative approval. We will be using Weiland Road and we will clean that up, and make it a more presentable entrance for the site. We do not require joint review from other municipalities.

Mr. Caterino: There is little to no impact to adjoining properties, the site sits below the former Erie Canal bed on the southern end of this portion of Eastman Business Park. There will be little if any impacts to neighbors along the Ridgeway Avenue. We have staff notes before the board that the applicant work with staff for updates and the administrative review has to be completed one year from now.

Mr. Selke: Is this site leased or purchases.

Mr. Saxton: It will be subdivided.

Mr. Love: It will be dealer only auction, one day a week, so there will not be a lot of traffic.

Mr. Fisher: Good use for the space.

**Mr. Geisler made the following motion, seconded by Mr. Selke:**

WHEREAS, Bob Johnson's (the "Applicant/Project Sponsor") has submitted a request for referral for administrative review to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, for overall of a site plan and subdivision for a vehicle auction center (two buildings, 11,000± square feet total) with related parking, utilities, grading, and landscaping, on approximately 291.73 acres, (the "Project"); and

WHEREAS, the Project is located within the Eastman Business Park area of the Town's Economic Development and Innovation Overlay (EDIO) District which is intended to promote the growth of industry in the interest of the local and regional economy and expand employment opportunities in the Town by prioritizing approvals in key locations and sectors; and

WHEREAS, the Planning Board has reviewed the Applicant's Project and affirms that the Project is eligible for referral under the requirements of the EDIO District.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby refers the Project for administrative review subject to the following conditions:

1. The Applicant shall work with staff and the Planning Board Chairman to provide updates to the Board regarding the administrative review process of the Project.

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2. The referral for administrative review shall be for a period of no more than one (1) year, meaning that the site plan and subdivision shall be approved no later than August 4, 2022, unless an extension is granted by the Planning Board.

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Abstain</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**  
**APPLICATION APPROVED WITH CONDITIONS**

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3. Applicant: Bank of America  
Location: 2824 West Ridge Road  
Mon. Co. Tax No.: 074.13-1-68.1  
Request: Relief of Condition #1 (fencing and exterior lighting) and Condition #23 (exterior lighting) of the site plan approval granted on November 18, 2020.  
Zoning District: BR (Restricted Business)

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

Jenny Cody, LeChase Construction, presented the application

Ms. Cody: Two sets of drawings were submitted, one from Marathon Engineering and the other from the bank's engineer, Stonefield. Both plans were reviewed and approved. I believe there was a discrepancy in the type of fence used. Currently we are using the approved drawings use by Stonefield Engineering. We will be putting the Allegany fence that parallels the resident to the north. Stonefield called out the fence north to south, which is a wood dilapidated fence, they would like to install a white vinyl fence that would complement the dumpster enclosure that's next to the building. The back would stay the Allegany.

Mr. Fisher: What we have proposed and what was approved was not the wood fence.

Ms. Cody: There was a mistake with the drawings; they only had the Allegany at the back and not the side of the property. The Allegany is substantially more money and to install the fence on the side would be about \$32,000, that is not budgeted when we bid this job.

Mr. Sofia: The plans show the Allegany.

Mr. Caterino: The approved plans show the fence coming off the decorative masonry wall along Harvest and extending along the western border, and then connecting to an existing chain link fence on the western property line, behind the dumpster enclosure.

Ms. Cody: I picked up a signed Stonefield plan.

Mr. Sofia: This fence was a huge topic of conversation.

Ms. Cody: The building is white and it would complement it nicely.

Mr. Sofia: It would not look good joining each other.

Mr. Geisler: We make some compromises with no sidewalk, is there another problem with the lighting.

Mr. Caterino: The foot candles are higher than what was approved. The approved mounted height of the light poles is 18 feet the Stonefield plan shows a height of 22 feet.

Mr. Fisher: Simple just lower the poles.

Ms. Cody: The guidelines were from the state.

Mr. Caterino: They have to comply with both (local and state requirements) and site lighting falls under the Planning Board's discretion.

Mr. Fisher: It just seems easy is to lower the poles.

Ms. Cody: There was a big cost difference.

Mr. Sofia: We would never approve that if it was sitting in front of us. Unfortunately we would not approve this.

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**Mr. Sofia made the following motion, seconded by Mr. Geisler:**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</b>	<b>Anthony</b>	<b>Absent</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**REQUEST FOR RELIEF DENIED**

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**New Business**

None

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**ADJOURNMENT:** 8:20 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