



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

SEPTEMBER 4, 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
Jamie L. Anthony
Michael H. Sofia

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

Additions, Deletions and Continuances to the Agenda

Announcements:

The Planning Board would like to acknowledge the retirement of Gary Tajkowski and to thank him for 40 years of service to the Town of Greece and wish him the best for the future.

Policy of Decorum

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Tra-Mac Associates, Inc.
Location: Dove Tree Lane
Mon. Co. Tax No.: 058.03-3-15.11, 058.03-3-16.1
Request: Final plat approval for the Bellasera subdivision, section 2, consisting of 12 lots on approximately 11.36 acres
Zoning District: R1-12 (Single-Family Residential)

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

John Sciarabba, LandTech Associates, presented the application.

Mr. Sciarabba: This a twelve lot subdivision at the end of Dove Tree Lane, this is the second section of the Bellasera subdivision. Houses in section one are going up as we speak, this second section will be a cul-de-sac. All zoning requirements are met, there are no comments from staff, water and health departments are ready to sign. We have been working with your engineering department regarding utilities and drainage on the site. We have been asked to make the drainage pipe smaller referring to a storm pipe between lots 201 and 203 and we will do that.

Mr. Caterino: This a final plat approval so did not have to go through the County for review, we have no comments from our building department, Fire Marshal or zoning office.

Mr. Gauthier: We are all good.

Mr. Sofia: For curiosity, why ask for a smaller pipe?

Mr. Gauthier: We want to give priority to the street, make sure the street drains well and if the water has to pile up let it pile up in the back yards. Rather design them as equal we will design a smaller pipe.

Mr. Sciarabba: Mr. Chairman, I'd like to say something about Gary, I'm glad he's retiring and as a young engineer in my 20's he was always a gentleman to deal with, one of the best in the county. He will be sorely missed but I know John and Scott are going to do a great job, saying it from this side of the table, who deals with a lot of towns, Gary is a special person.

Mr. Sofia then made the following motion, seconded by Mr. Antelli:

WHEREAS, Tra-Mac Associates, Inc. (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for approval of a subdivision plat, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located on Dove Tree Lane (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:

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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").
2. The environmental review of the entire subdivision was completed pursuant to and in conformity with the requirements of 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") when the preliminary plat was approved by the Planning Board
3. The final plat is consistent with the preliminary plat.

NOW, THEREFORE, be it

RESOLVED that the SEQRA Regulations require no further environmental review by the Planning Board.

Seconded by Ms. Burke and duly put to a vote, which resulted as follows:

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

MOTION CARRIED

Mr. Sofia 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. 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.

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3. 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.
4. 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.
5. 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.
6. 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.
7. Subject to approval by the Town's Fire Marshal, Commissioner of Public Works, and Engineering staff.
8. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
9. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
10. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
11. As offered by the Applicant, the Applicant shall install concrete bollards with plaques on lots 206-211 to delineate the boundary of the proposed drainage, flooding, and conservation easement, in the locations shown on the plan.

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

1. Applicant: 1031 Janes Road, LLC
Location: 1031 Janes Road
Request: Site plan approval for proposed flex industrial buildings, (three-one story; 57,600 total square feet), with related parking, utilities, grading, and landscaping on approximately 8.10 acres
Zoning District: IL (Light Industrial)
Mon. Co. Tax No. 045.01-1-8

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	Slocum	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

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

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New Business

1. Applicant: Imrah Asghar
Location: 2970 Dewey Avenue
Request: Site plan for proposed redevelopment of an existing building, (1,273± square feet), with related parking, utilities, grading, and landscaping on approximately .267 acres
Zoning District: DMU (Dewey Avenue Mixed-Use)
Mon. Co. Tax No. 060.81-2-18.2

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

Reza Hourmanesh, GRH Architecture, Engineering and Construction, presented the application.

Mr. Hourmanesh: We were here some weeks ago and took suggestions from the Board, I changed the south and north side to masonry brick and have brought some samples to show you. I show some berms to keep the water from going on to the church property; I also show a trench drain to the north. One item that was mention was an easement from the church for cross access to the light. I have been to the church and she say I have to speak to the supervisor of the church, so we are working on getting that. If we do not get the easement we will put bollards there or landscaping there.

Mr. Selke: Will this business be open on Sundays?

Mr. Hourmanesh: Yes, they would like to have seven days a week, 7AM to 10PM. There will be two small retail stores. Once I get the easement I will forward that to Mr. Caterino. I do have samples of the brick here to show you and these are similar to the building around there.

Mr. Caterino: Our Fire Marshal did not have any comments, our building department's comments were related to accessibility, and accessible parking spaces have to be closer to the building and to provide proper signage. Zoning department had comments relating to the DMU district, it's not required to comply with the DMU but just to incorporate as much as possible. Maybe dressing up the sides of the building and pedestrian access. Planning comments asked to try to obtain the easement with the church. This is a big improvement from what is currently there and is the first redevelopment in that area.

Mr. Fisher: For the sides you are suggesting some windows?

Mr. Caterino: Something, maybe spandrel glass, something to break up the wall, it will be seen coming from the north and south.

Mr. Selke: The back of the building needs a lot of work.

Mr. Hourmanesh: We will paint the back of the building. We will adding a fence, board on board.

Ms. Betters: Would adding a different color brick on the sides help break up the wall?

Mr. Hourmanesh: The owner stated if we put windows in they would not have any display wall inside.

Mr. Antelli: What about the shutters we've had on other projects.

Mr. Fisher: In the absence of an easement you would have to block off the access.

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Mr. Gauthier: You indicated you were going to put a slot drain along the edge? Those are, in this climate, high maintenance, if you put them in you are going to have to maintain them or in short order it won't function. They dissolve in salt, can you grade to the southwest into the green area? That would work. I have seen in aerials, cars parking in the adjoin easement, what I'm asking is if you have any design on parking there you have put a plan together that you operate within your site.

Mr. Geisler: You plan to paint the back of the building?

Mr. Hourmanesh: Yes, and will add a six-foot high fence along the back side. If the church does not approve the easement I will add grass.

Mr. Fisher: Our preference would to have a cross access easement granted by the church and formalized, in the absence of that, then the alternative would be to put something that will block it and no longer identified as an access.

Mr. Sofia: the bollards would be fine but if they could but landscaping that would prevent folks from going through there.

Mr. Caterino: If there is no access there should be something decorative because it could be there for a while.

Mr. Selke: Where will snow storage be? You have to have some kind of lighting.

Mr. Hourmanesh: In the landscaping to the north. There will be lights on the building.

Mr. Sofia: So outstanding items would be to dress up the sides of the building and the recommendation is spandrel glass and the easement, you have a done a great job on the design of the building.

Mr. Geisler made a motion, seconded by Ms. Anthony, to continue the application to the September 18, 2019, 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
SEPTEMBER 18, 2019, MEETING**

SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Rochester Academy Charter School
Location: 1757 Latta Road
Request: Relief from Condition # 1 (regarding entrance and exit route of school busses) of the site plan approval granted on April 20, 2016.
Zoning District: R1-12 (Single-Family Residential, 12, 000sf)
Mon. Co. Tax No. 046.14-08-1.1

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

Demir Ozcan, Business Administrator for Rochester Academy Charter School, presented the application.

Mr. Ozcan: I'm here to let you know everything is pretty much set and ready, the attorney could not be here tonight. If you have questions I can answer.

Mr. Fisher: What time do the busses come?

Mr. Ozcan: They come before 8 AM, there was no easement when we bought the building, the plan was not to use the bus route on the side, but since we have been there we have used the back entrance and more convenient for the kids and traffic flow.

Mr. Geisler: How long does it take for the busses to unload?

Mr. Ozcan: About five minutes or less. Pick up is about 3PM.

Mr. Sofia: We thought a neighborhood notification would be best because they are the ones that would be affected.

Mr. Schiano: That's fine.

Mr. Gauthier: I think there was a fear of the unknown and to be fair we should let them know.

Mr. Geisler made a motion, seconded by Ms. Anthony, to continue the application to the September 18, 2019, 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
SEPTEMBER 18, 2019, MEETING**

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New Business

None

ADJOURNMENT: 7:55 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