



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

FEBRUARY 16, 2022

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
Jamie L. Anthony
Christine R. Burke
William E. Selke
Michael H. Sofia

John T. Caterino, Clerk of the Planning Board
Janelle Castellana, Planning Board Secretary
John Gauthier, P.E., Associate Engineer
Matthew Trau, Junior Engineer
Christopher A. Schiano, Esq., Deputy Town Attorney

Absent

John Geisler

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Matthews Hyundai
Location: 3975 West Ridge Road
Mon. Co. Tax No.: 073.01-3-44
Request: Minor improvement plan approval for proposed one-story additions (2,900± square feet) to an existing building with parking, utilities, grading, and landscaping, on approximately 5.34± acres.
Zoning District: BG (General Business)

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

Laura Cassalia, CHA consulting, updating the application:

Ms. Cassalia: We have addressed the comments the staff and Planning Board had by adding notes required by the Town to the site plan. On the demolition plan, we noted the disturbance of 18,420 sq. ft. (removing asphalt for the building addition and islands) and floodplain limits have been highlighted. On the site layout we have repositioned ADA parking in the front of the building to be fully compliant van accessible spaces with proper slopes. The side ADA parking space has been moved closer to the side entrance for anyone picking up their car from service area. We also made a concrete sidewalk connection, striped across pavement to the front entrance. We added detail showing the display area which will be stamped concrete and will be flush with the area. The Fire Marshal had comments about the location and required sizes of "No Parking" signs and these will be added to the site plans. Adding and refreshing some landscaping in front of display pad, which will make it more inviting as you are walking or pulling in. I did clarify with the owner that there is to be no parking on the adjoining properties and they completely understand that, that won't be happening and has been noted on the plans. The dumpsters and containers in the back will be staying, they do use them on a regular basis for both refuge and tire storage.

Mr. Caterino: We do have a conditional approval based on the revised set of plans with 14 conditions and will work together to address any outstanding items. One specific condition is #9 which was alluded to that this approval is strictly for the use of this property only and that if the dealership was to expand outside of the property, those property owners would have to come for individual approvals. Based on the comment about the dumpsters being permanent, we should add a 15th condition that states the dumpster enclosure on site is to be maintained. Another condition to make note with this approval is no parking or displaying vehicles between parking lot and the right-of-way (green space), making this condition #16.

Ms. Cassalia: I do not believe the owners will have any issues with the condition (#16) as they are spending a great deal of money to make this property look nice.

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

WHEREAS, Matthews Hyundai (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 3975 West Ridge Rd (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

PLANNING BOARD MINUTES
February 16, 2022

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.
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.

PLANNING BOARD MINUTES
February 16, 2022

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	Absent	Anthony	Yes
	Selke	Yes	Sofia	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Antelli made the following motion, seconded by Mr. Sofia 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 the 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 plan.
3. No building permits shall be issued unless and until the highway permits are issued, if any are required. A note that indicates this requirement shall be added to the site plan.
4. The exterior appearance (that is, materials, colors, and architectural style) of the proposed additions and existing building shall be generally the same] on all sides of the proposed additions and existing building. As offered and agreed by the Applicant, such materials and colors shall be ACM Panels and EIFS (in the beige/brown/tan color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed addition and existing building, and shall be filed with the minor improvement plan.
5. The project "disturbance" shall not exceed one (1) Acre of total area, otherwise the current approval(s) would be nullified.
6. 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.
7. 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.

PLANNING BOARD MINUTES
February 16, 2022

8. Permanently mounted "No Parking – Fire Lane" signs shall be posted along the fire lanes at intervals of 50 feet or less. A note that indicates this requirement shall be added to the plan.
9. 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. Furthermore, this approval is granted for the use of the 3975 West Ridge Road parcel's improvements and no activity can occur on adjoining property unless said properties receive the necessary approvals from the Town of Greece. A note to this effect shall be added to the minor improvement plan.
10. Subject to approval by the Town's Building Inspector, Fire Marshal, and Engineering staff.
11. 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. Furthermore, the Building Inspector shall approve field changes to the approved plan as it relates to Accessibility/ADA Compliance.
12. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
13. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
14. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
15. The dumpster enclosure on the Premises shall be maintained by the current owner of the Premises, and by any future owner. A note that indicates these requirements shall be added to the plan.
16. As agreed to by the Applicant, there shall be no parking or storage of motor vehicles in the landscaped area of the Premises, as defined in Section 211-5 of the Town of Greece Zoning Ordinance. This shall apply to the current owner of the Premises, and any future owner(s). A note that indicates these requirements shall be added to the plan.

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

MOTION CARRIED
APPROVED WITH CONDITIONS

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

2. Applicant: DuPont Industrial Biosciences/IFF
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: IG (General Industrial) and EDIO (Economic Development and Innovation Overlay)

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

Eric O'Brien, Site Manager, provided an update to the Planning Board:

Mr. O'Brien: The City of Rochester has a right-of-way directly through the front property line where the berm was going to be located. They would need 4-6 month study before they can approve the berm. We are looking for approval from Town of Greece to continue without the berm as our location is in an Industrial area.

Mr. Fisher: This is Kodak Park, you really don't see those kinds of berms at Kodak Park. If anything, it may attract people to be looking at the site. Currently without the berm it looks more like or even better than Kodak Park. Eliminate the berm, stay on target and keep up the good work.

UPDATES RECEIVED

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

New Business

1. Applicant: Taouk Mill, LLC
Location: 555 Mill Road
Mon. Co. Tax No.: 058.03-3-11
Request: Concept review of a proposed residential subdivision, consisting of twenty (20) lots on 16.87± acres.
Zoning District: R1-18 (Single-Family Residential)

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

John Sciarabba, LandTech, presented the application:

Mr. Sciarabba: This property is located on the south side of Mill Road, 1000 feet east of Manitou Road, and is adjacent to the Bellasera subdivision which was approved 2 years ago and currently under construction. The Board saw fit to leave a stub road for further development. We would like to access this new project from the stub road. We have an 18 inch sanitary sewer, 8 inch water main, and a storm sewer which we will probably not use. We are continuing in a westerly and southerly direction. All these lots exceed the Town Code, rather large lots, generally 100' ft. wide x 280' deep which is twice the size of lots at Bellasera. No wetlands are in the area of the proposed lots. A hammerhead turnaround is provide to allow for future development to the south. The Fire Marshal had comments of no more than 30 lots on a residential street without a second road access, this project has 20 lots and add the lots from Bellasera is 24 lots. The existing house at 55 Mill Rd will be left and sold off separately.

Mr. Fisher: Looks like a pretty standard extension of an existing subdivision.

Mr. Gauthier: keep an eye on fire marshals comments. Will work together on the hammerhead turnaround or cul-de-sac

CONCEPT REVIEWED

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

2. Applicant: Ray Helfrich
Location: 978 North Greece Rod
Mon. Co. Tax No.: 58.04-3-65.1
Request: Concept review of a proposed residential subdivision, consisting of twenty (20) lots on 14.9± acres.
Zoning District: R1-18 (Single-Family Residential)

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

John Sciarabba, LandTech, presented the application:

Mr. Sciarabba: The property is located at the southeast corner of North Greece Road and Mill Road. It has a historic cobblestone house on it. It is very unique in the fact that this property is about 15 acres in size and has two (2) dedicated subdivision streets running into it, Rumford Road and East Moreno Drive. We have access to a dedicated sanitary and storm sewer, water, everything poised for developing here. Mr. Helfrich and his family have owned this property for a long time and have maintained this property as one, with no other outside influences. Mr. Helfrich wants to develop the first phase which we are considering a long cul-de-sac; Phase 2 for the future, if and when to develop off East Moreno Drive. They do want to buffer the historic home but they feel the property needs to be subdivided and the project needs to happen in this fashion. We looked at connecting East Moreno Drive and Rumford Road but it was a project the family didn't really want to have. The rest of the project meets all the codes.

Mr. Fisher: Lot 18 is impacting that second structure and we need to move it away from that second structure.

Mr. Sciarabba: I don't see that being too much of a challenge. We are also willing to put some conservation easements over lots (18 & 19) to limit impacts, retain some landscaping as well.

Mr. Sofia: We have all enjoyed that look of that property; the landscape and grassy area for years. This is a nice proposal to not see road access coming from either Mill Road or North Greece. What I suggest is a decorative fence on the Western portion of the development to really separate the development from the look of the existing house. There is going to be pools and playgrounds, sheds built on these properties and shielding that would be a great addition to this development, and protect the look of the Pollock House. One fence that comes to mind is the stone looking fence that Bank of America (corner of Harvest and West Ridge Road) put up, that would complement this home.

Mr. Gauthier: As far as storm water facility, an option to consider is on Atlee Circle. We put a green infrastructure project in the middle of the cul-de-sac with about 5-6 feet of pebbles and topsoil and it has done a great job, incredibly low maintenance.

CONCEPT REVIEWED

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

3. Applicant: Kelly Homes of NY, LLC
Location: South side of Straub Rd, West of Round Creek Drive
Mon. Co. Tax No.: 88.02-2-14.2
Request: Concept review of a proposed residential subdivision, consisting of twenty-three (23) lots on 24.3± acres.
Zoning District: R1-18 (Single-Family Residential)

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

John Sciarabba, LandTech, presented the application:

Mr. Sciarabba: The owner of the 24 acres of land is Doug Sample. It is surrounded by Cherry Creek Lane and subdivisions to the west and east. Access to sanitary sewer and water within Straub Rd. The site has a lot of grade change to it. There is about 40 feet of grade change from Straub Road to the rear lot line of the homes on Cherry Creek. We did soil testing for bedrock and it is kind of high, the first 400-500 feet coming off Straub Road, only about 4-feet deep, drops off after that. There are no wetlands on the project. On the back line we have 280-foot deep lots and able to buffer the neighbors on Cherry Creek Lane and retain some trees. The site drains from west to east and there is a large 30 inch culvert at our northeast corner of the property that goes into the Cherry Creek Lane that is dedicated to the Town of Greece. Variety of houses with an option of walk out basement on the northern lots, standard cul-de-sac, heavily treed site.

CONCEPT REVIEWED

PLANNING BOARD MINUTES
February 16, 2022

SPECIAL PLANNING TOPICS

4. Applicant: DiPasquale Construction, Inc.
Location: 120 Marina Drive (Canal Ponds Business Park)
Mon. Co. Tax No.: 089.03-4-22.2
Request: Relief of Condition #1 (regarding the height of the building) of the site plan approval granted on June 20, 2018.
Zoning District: BR (Restricted Business) and EDIO (Economic Development and Innovation Overlay)

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

Jay Harris-Maxwell, Hanlon Architects, presented the application:

Mr. Harris-Maxwell: Previous approval was for a two-story building. Working with DCI to modernize the building a little more by updating the elevations, creating a partial third story look to the building. The partial third story is pushed to the back of the building making the overall height 42-feet-high. The front edge is roughly 28-feet-high (currently the height of the existing adjacent building). This also gives a little extra square footage in the building.

Mr. Fisher: given that in Canal Ponds we have a wide range of building heights, this would be a reasonable change.

Mr. Antelli made the following motion, seconded by Ms. Anthony:

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

**MOTION CARRIED
RELIEF OF CONDITION APPROVED**

PLANNING BOARD MINUTES
February 16, 2022

ADJOURNMENT: 7:56 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