



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

## **MINUTES**

**FEBRUARY 22, 2023**

**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  
Jamie L. Anthony  
William E. Selke  
Michael H. Sofia  
William Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney  
Mathew J. Trau, Junior Engineer  
John T. Caterino, AICP, Planning Board Clerk  
Maryjo Santoli, Zoning and Planning Board Secretary

### **Absent**

Christine R. Burke  
John C. Geisler  
Janelle Castellana, Planning Board Secretary

### **Additions, Deletions and Continuations to the Agenda**

Addition: Addison Precision, 100 Gates-Greece Townline Road

### **Announcements**

### **Policy of Decorum**

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PLANNING BOARD MINUTES  
February 22, 2023

**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

None

**SITE PLANS**

**Old Business**

1. Applicant: West Herr  
Location: 4422, 4432, & 4400 West Ridge Road  
Mon. Co. Tax No.: 073.01-1-15, 073.01-1-16 & 073.01-1-1.21  
Request: Site plan approval for the construction of a motor vehicle dealership (28,000± square feet) with related parking, utilities, grading, and landscaping on approximately 20.4± acres.  
Zoning District: BG (General Business)

**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 were here a couple weeks ago presenting the project and had a couple of items we needed to address. The signage and location of the drop off areas which we have shown, proposing no unloading/loading signs along frontage near the new sidewalk to discourage drivers to unloading on West Ridge Road. We have added signage north along the drive to designate the drop off area, shared drive with this location and the dealership to the east. Signage for where the cars are being dropped off for repairs in the northern area next to the dumpster pad. Landscaping along the frontage, we added shrubs for their salt tolerance and to match the other dealerships along West Ridge Road.

Mr. Caterino: The comments from our previous meeting have been addressed. We do have a draft resolution. A lot of the conditions are basic, but some site specific ones; #7 no parking or storage of vehicles parked in the landscaped area. #9 regarding the sidewalk along the frontage of West Ridge Road to be installed and access easements granted. #15 to comply with the conditions of approval from the Board of Zoning Appeals as related to special use permit that was granted on February 7, 2023. #16 has to do with the relocation of Smith Creek and they provide drainage and flood easement over the floodplain of that new boundary. #17 has to do with the creek relocation and to obtain all necessary permits and approvals from the Army Corp of Engineers and DEC. #18 obtain a floodplain management permit from the Technical Services Department as part of the relocation of the creek.

Mr. Trau: Engineering has no concerns at this time.

Mr. Selke: The landscaping your proposing what kind and how high? How often are cars dropped off? Can you add a stop sign at the end of the driveway onto West Ridge Road.

PLANNING BOARD MINUTES  
February 22, 2023

Mr. Saxton: It's kind of a mix, there are some trees, some Linden's as well as a wide variety of shrubs. Three (3) to five (5) deliveries a week. We can add the stop sign.

Mr. Timmons: When the truck drops off new cars, does it have the clearance width to get around the back of the building, they won't have to back out?

Mr. Saxton: The turn radius was designed to handle the vehicle size.

**Mr. Timmons made a motion, seconded by Ms. Anthony:**

WHEREAS, West Herr (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 4422, 4432, 4400 West Ridge 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 "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.

PLANNING BOARD MINUTES  
February 22, 2023

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>Burke</b>	<b>Absent</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Absent</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Timmons</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**MOTION CARRIED**

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**Mr. Timmons made the following motion, seconded by Ms. Anthony 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. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plat.
3. 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.
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 building. As offered and agreed by the Applicant, such materials and colors shall be composite panel, corrugated metal, EIFS, and slate (in the dark and light grey family) with metal trim (in the blue color family). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building, and shall be filed with the site plan.
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

PLANNING BOARD MINUTES  
February 22, 2023

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. 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, shall be permitted. A note that indicates these requirements shall be added to the plan.
8. 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.
9. A 5.0-foot-wide concrete sidewalk and a 10.0-foot-wide sidewalk easement to the Town of Greece shall be provided along the West Ridge Road frontage of the Premises.
10. All heating, ventilation, and air conditioning (HVAC) equipment shall be screened from public view. If the HVAC equipment is or will be roof-mounted, the screening for such HVAC equipment shall be visually compatible with the proposed building(s), and shall be shown on the architectural elevations of the building(s). If the HVAC equipment is or will be ground-mounted, its location shall be shown on the site plan. Evidence that such HVAC equipment is or will be screened shall be submitted for review and approval by the Clerk of the Planning Board prior to affixing the Planning Board approval signature to the site plan.
11. The outdoor refuse container shall be enclosed and screened from public view. A wall or fence shall be used.
12. If the project "disturbance" exceeds 1.0 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").
13. Should a NYSDEC stormwater 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.
14. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.

PLANNING BOARD MINUTES  
February 22, 2023

15. The Applicant shall comply with the conditions of approval of the special use permit granted by the Board of Zoning Appeals on February 7, 2023.
16. The Applicant shall provide a drainage and flooding easement to the Town of Greece over the new floodplain boundary, subject to the approval of the Town's engineering staff.
17. The Applicant shall obtain all necessary approvals/permits from the United States Army Corp. of Engineers and the New York State Department of Environmental Conservation as it relates to the relocation of the existing creek.
18. The Applicant shall obtain a floodplain management permit from the Technical Services Department as it relates to the relocation of the existing creek and site work located within the Town of Greece floodplain.
19. 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.
20. No building permits shall be issued for 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.
21. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
22. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
23. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
24. The Applicant shall add stop signs to the plan, as discussed, this evening.

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

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

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PLANNING BOARD MINUTES  
February 22, 2023

2. Applicant: Steve Gibbs  
Location: 320 Manitou Beach Road  
Mon. Co. Tax No.: 017.04-2-44 and 017.04-2-45  
Request: Site plan approval for the expansion (proposed building addition, storage barn, and additional parking areas) of an existing marina with related utilities, grading, and landscaping on approximately 4.7± acres.  
Zoning District: BR (Restricted Business)

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

Dave Matt, Schultz Associates, presented the application:

Mr. Matt: We were here a few weeks ago for a concept review of the application. We addressed many comments received which are reflected in the drawings. We added a row of arborvitae along the east side between the residential property and the proposed storage barn. A berm with landscaping north of the proposed parking to disrupt the view from the roadway. The DEC flagged the actual wetland line along the bay, so on the drawings we moved the line for the State wetland down closer to the water's edge, pretty much the cattail line. We should be getting the DEC permits in a couple of weeks. We are looking to see if you have additional comments. We will be going to the Zoning Board of Appeals in two weeks for the fence along Bayview Drive.

Mr. Caterino: They do have an application for the Zoning Board for a portion of solid construction fence to extend what is considered the front yard on a waterfront property. We also wanted to have the opportunity to hear any neighbor comments. An additional parking area setback variance is also needed. We may want to extend these proposed arborvitae's further south for buffering.

Mr. Trau: Engineering has no comments at this time.

Mr. Fisher: Does the proposed building require variances? Is it far enough away from the property line?

Mr. Caterino: As it is, it would require variances, but they will be submitting a re-subdivision map. Currently the property is two (2) tax parcels, but they will be combining into one and there shouldn't be any zoning issues.

Mr. Sofia: The future barn is showing an access drive coming off of Manitou Beach Road. Extending the arborvitae, is that to shield the building?

Mr. Matt: That was original drawings, the future barn will access through the same driveway.

Mr. Caterino: Shielding the building. Let's say this building never gets built and we have a parking area right here, so buffering for that.

Mr. Selke: Will there be outdoor serving and dining?

Mr. Matt: There is an outdoor patio, I will have to ask Steve specifically if there will be serving outdoor.

Mr. Caterino: They currently have an application with the Town Board.

Mr. Fisher: It looks like you have met the comments and concerns we had; we will continue to our next week.

PLANNING BOARD MINUTES  
February 22, 2023

**Mr. Timmons made a motion, seconded by Ms. Anthony to continue the application to the meeting of March 8, 2023.**

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

**MOTION CARRIED  
APPLICATION CONTINUED TO MARCH 8, 2023**

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**New Business**

None



PLANNING BOARD MINUTES  
February 22, 2023

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: Carlo Callea  
Location: South side of Kuhn Road, east of Flynn Road  
Mon. Co. Tax No.: 034.03-1-6.1  
Request: Concept review for the North Park Estates II – Section 4 subdivision consisting of thirty-five (35) residential lots on approximately 19.3± acres  
Zoning District: R1-18 (Single-Family Residential)

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

Richard Giraulo, LandTech, presented the application:

Mr. Giraulo: This parcel has been vacant for close to 40 years now. North Park Estates was approved in the 1980's which included the frontage lots on Flynn Road and some of Woodsmoke Lane, to the south of this. The plan at that time showed a continued development up to Kuhn Road. This concept generally complies with the previous layout, 35 lots, connecting stub roads. Water and sanitary sewer are not issues. Stormwater will be the biggest challenge, we are planning to adjust lot sizes to get some more room in the rear yards for drainage. This site is heavily wooded but not sure how much will be left when we are done as this is very flat and we need drainage.

Mr. Fisher: You will lose the woods when you put in the swales for drainage but you will keep the activities away from the adjacent neighbors. The new plan you proposed is a smoother turn and provides a better layout.

Mr. Giraulo: If I can save some hedgerow along the east line, the west line backing up to Flynn Road, there is an overhead power line so they need to get cleared.

**CONCEPT REVIEWED**

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PLANNING BOARD MINUTES  
February 22, 2023

2. Applicant: Allied Property Developers, LLC  
Location: Manitou Road/Sand Pebble Lane  
Mon. Co. Tax No.: 025.03-3-35.101  
Request: Extension of the final plat approval for Section 7 of the Buttonwood Heights Subdivision, consisting of 18 lots on approximately 6.72 acres previously approved on August 8, 2019.  
Zoning District: R1-E (Single-Family Residential)

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

Richard Giraulo, LandTech, presented the application:

Mr. Giraulo: The current owner has been trying to find someone to purchase and it hasn't progressed yet so we need an extension of the approval.

**Mr. Sofia made a motion, seconded by Mr. Selke, to approve two 90-day extensions, as requested by the applicant.**

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

**MOTION CARRIED  
APPROVED TWO 90-DAY EXTENSION**

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PLANNING BOARD MINUTES  
February 22, 2023

3. Applicant: Target  
Location: 600 Greece Center Drive  
Mon. Co. Tax No.: 074.18-4-12.21  
Request: Relief from Condition #4 (exterior appearance) of the site plan approval granted on January 20, 1999.  
Zoning District: BG (General Business)

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

John Caterino, Planner, Town of Greece, presented the application:

Mr. Caterino: Target is in the process of updating all their stores nationwide. They will be adding more red to the front elevations, painting the block a grayish color, and adding some wood paneling. Most of the changes are to the front of the building and we have some painting to be done to the other side. They are just looking for relief from the original approval to make some of these updates. They will be in front of the Board of Zoning Appeals in two weeks for additional signage.

**Mr. Sofia made a motion, seconded by Mr. Timmons to grant relief from condition #4 per the proposal presented and if any changes are to be made to that, they would need to come back before the Board.**

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

**MOTION CARRIED  
RELIEF GRANTED WITH CONDITIONS**

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PLANNING BOARD MINUTES  
February 22, 2023

4. Applicant: Addison Precision  
Location: 100 Gates-Greece Townline Road  
Mon. Co. Tax No.: 089.03-5-4.4  
Request: Concept review for a proposed building addition (52,250± square feet) to an existing building and parking area expansion on approximately 30.0± acres.  
Zoning District: EDIO (Economic Development & Innovation Overlay) & FOI (Flexible Office-Industrial)

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

Matthew Garber, DDS Engineers, presented the application:

Mr. Garber: The project site is located at 100 Gates-Greece Townline Road and includes a building addition and parking area expansion. The original approval of the building was granted in 2018. Addison Precision has had tremendous success since then and are in need of a building expansion. The expansion will be 52,250 square feet and will also add 38 parking spaces. The location of the expansion is on the west side of the building. Putting the expansion on a different side will cause internal operation issues. We will need an area variance as it does not meet the side setback. We have met with the neighbor; the only concern is buffering between the building and his lot. We are proposing a six-foot tall berm with trees to shield the building.

Mr. Caterino: They do need an area variance from the Board of Zoning Appeals. This property is in our FOI district which requires 100-foot setback from a residential district. We are looking for the board's input on the buffer.

Mr. Fisher: It's nice to see success. My opinion is something natural that will grow and provide softening of the fact there is a building there and probably a fence as well.

Mr. Sofia: I would prefer seeing fence and some trees. Berms don't get maintained.

Mr. Schiano: You said you talked with the neighbor about this, what was their suggestion?

Mr. Garber: They didn't have any, they were just concerned with the buffering. We have proposed Spruce that will grow 20 – 25 feet wide.

Mr. Caterino: Maybe in between put some deciduous trees that could grow in the gaps and give more covering.

Mr. Timmons: How tall is the building on the west side? Is the operation noisy? Is there any drainage concerns to the neighbor with the added asphalt? What about a turn around?

Mr. Caterino: 23-feet give or take.

Mr. Garber: No, noise will not go over the property line. All the drainage will follow the existing drainage patterns and still use the existing drainage facilities. There will be a SWPPP required for the amount of soil disturbance. During our findings, if we find that the pond needs to expand then we will, but the pond does have expansion capacity. We will put the turnaround in consideration for the design.

Mr. Fisher: It would be a big advantage to find a way to move that parking away from the neighbor, looking at the south side. Maybe add some Evergreens, maybe double row, between parking and the house. In addition to the fence.

PLANNING BOARD MINUTES  
February 22, 2023

Mr. Caterino: If the neighbor is receptive, you could also add trees on their property.

**CONCEPT REVIEWED**

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PLANNING BOARD MINUTES  
February 22, 2023

**ADJOURNMENT:** 8:02 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