



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

MARCH 8, 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
Christine R. Burke
John C. Geisler
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, Planning and Zoning Secretary

Absent

Janelle Castellana, Planning Board Secretary

Additions, Deletions and Continuations to the Agenda

Announcements

Policy of Decorum

OFFICE OF PLANNING & ZONING

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. 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 and Steve Gibbs, landowner, presented the application:

Mr. Matt: We have updated the drawings, shifting the barn about 20-feet to get it outside the 100-foot buffer, per the DEC letter that Mr. Gibbs received. We extended the landscaping down the east side to the rear of the barn. To give a buffer to any residences to the east. We did add a split rail fence detail to the second page, added for the Town staff to review. Mr. Gibbs has brought some samples for the color of the barn and restaurant building. Last night we were before the Board of Zoning Appeals and received a variance for the parking lot next to 1 Bayview Drive to be 14-feet off the property line as opposed to the 20-feet required. We also discussed the fence between the two properties and did receive a variance for four-foot closed construction in the front yard with an asterisk to bring it to the Planning Board for discussion along with the neighbor. The neighbor actually prefers a less substantial fence to lessen any impact of view out to the lake and the water. They do not have a concern with the car headlights from the parking area. We are looking to alter that fence to a three-foot vinyl picket fence with three-to-four-inch gaps in between which would then meet the Zoning code and that variance would be rescinded.

Mr. Caterino: We did receive revised plans with the barn shifted based on DEC comments. The Zoning Board's approval was based on the neighbor's feedback and to provide flexibility on the fence height and type. We do have a draft resolution with standard conditions of approval, some site-specific ones; conditions #4 and #5 are related to the exterior of the proposed restaurant and barn, we need more information on the color and materials so if Mr. Matt or Mr. Gibbs can provide that. Condition #14 is that they need to comply with approvals from the Board of Zoning Appeal's and the variances granted. Condition #15 is regarding Special Use Permit that they need from the Town Board and comply with any conditions from them. Condition #16 regarding the landscape berm that is proposed north of the parking area. Condition #17 regarding the arborvitae on the east side of the barn to be extended. Condition #18 regarding the split rail fence between the parking area and Bayview Drive so

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that we get a buffer. Condition #19 regarding the fence on the west side of the property that directly impacts the neighbor. Condition #20 regarding the re- subdivision map to combine the two properties into one. Condition #21 regarding the DEC permit. We will condition the approval on getting the DEC permit and if there are any substantial changes in the layout, we can bring them back in if we haven't signed off on the final plans.

Mr. Trau: No engineering issues at this time.

Mr. Gibbs: We will coordinate the two buildings. Blue vinyl siding for the restaurant with decorative stone waterfall and asphalt shingles; metal for the barn. (Showed the samples of the siding of the barn and restaurant).

Tim Duemmel, 1 Bayview Drive: For us just having that three-foot picket fence as a separation between the two is more than adequate. That side of the house we have curtains up all the time and air conditioning on so the windows are never open anyway. We have heavy insulated curtains, so we aren't concerned with the headlights of the cars.

Mr. Fisher: Since you are the one that is going to be living next to it, we appreciate your input.

Mr. Caterino: What is the material for the fence?

Mr. Matt: We definitely want to go with white vinyl.

Mr. Selke made the motion, seconded by Mr. Sofia:

WHEREAS, Steve Gibbs (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 320 Manitou Beach 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

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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.

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:	Burke	Yes	Anthony	Yes
	Geisler	Yes	Sofia	Yes
	Selke	Yes	Timmons	Yes
	Fisher	Yes		

MOTION CARRIED

Mr. Selke 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.

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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 existing building and proposed addition shall be generally the same on all sides of the existing building and proposed addition. As offered and agreed by the Applicant, such materials and colors shall be horizontal siding (in the blue color family), a decorative stone water table, and asphalt shingles, 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 building, and shall be filed with the site plan.
5. The exterior appearance (that is, materials, colors, and architectural style) of the proposed storage barn 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 metal (in the blue color family), 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 building, and shall be filed with the site plan.
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. 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.
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. 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.
10. The outdoor refuse container shall be enclosed and screened from public view. A wall or fence shall be used.

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11. 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").
12. 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.
13. Subject to approval by the Town's Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
14. The Applicant shall comply with the conditions of approval of granted by the Board of Zoning Appeals on March 7, 2023. A note that indicates these requirements shall be added to the plan.
15. Subject to the approval of the granting of a special use permit by the Town Board, as it relates to the proposed restaurant. A note that indicates these requirements shall be added to the plan.
16. The Applicant shall provide a landscaped berm between the proposed seasonal boat and trailer parking area and Manitou Beach Road, as shown on the plans.
17. The Applicant shall provide additional arborvitae plantings along the eastern property line, subject to the approval of the Planning Board Clerk.
18. The Applicant shall provide a split rail fence between the paved parking area and Bayview Drive, as shown on the plans. A detail of said fence shall be provided in the plans.
19. The Applicant shall provide a 3-foot-high, white vinyl picket fence along the western property line adjoining 1 Bayview Drive. A detail of said fence shall be provided in the plans.
20. The Applicant shall submit a re-subdivision map to combine the two (2) lots, subject to the approval of the Planning Board Clerk.
21. The Applicant shall obtain all necessary approvals/permits from the New York State Department of Environmental Conservation. If the layout of the plan its modified due said approvals/permits, in the opinion of the Planning Board Clerk, the Applicant shall appear before the Planning Board for those modifications prior to the final signing of the site plan.
22. 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.

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- 23. No building permits shall be issued until a digital copy of the plans has been submitted. All sheets in the drawing set shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
- 24. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
- 25. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
- 26. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.

VOTE:	Burke	Yes	Anthony	Yes
	Geisler	Yes	Sofia	Yes
	Selke	Yes	Timmons	Yes
	Fisher	Yes		

MOTION CARRIED
APPLICATION APPROVED WITH CONDITIONS

New Business

None

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SPECIAL PLANNING TOPICS

Old Business

1. Applicant: Addison Precision
Location: 100 Gates-Greece Townline Road
Mon. Co. Tax No.: 089.03-5-4.4
Request: Concept plan 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.

John Caterino, Planner, Town of Greece presented the updated concept plan to the Board:

Mr. Caterino: Since the last meeting they put together a revised plan and wanted the Board's feedback. The addition size stayed as is. In terms of a buffer they are going to keep the tree line as snug to the building as possible, add a row of spruce trees along with a six-foot board-on-board fence. In terms of parking, they pulled the spaces back further from the property line, and reduced the number to 26 spaces, and left a piece of pavement for Fire Department access. Staff still needs to review this.

Mr. Fisher: Is the active parking at least 100 feet away?

Mr. Caterino: Yes 108 feet.

Mr. Geisler: Where will the trucks access?

Mr. Caterino: The trucks will come in off Gates-Greece Townline Road and wrap around. The residential house is 350 feet away. Possibly adding in some pear trees to fill in any gaps for buffering.

Mr. Fisher: I think they have responded positively to the concerns we have raised. The active parking area needs to be 100 feet away; leave the vegetation that was there and what they intend to add.

Mr. Caterino: We will discuss lighting with them.

CONCEPT REVIEWED

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New Business

1. Applicant: 1031 Janes Road, LLC
Location: 1031 Janes Road
Mon. Co. Tax No.: 045.01-1-8
Request: Re-approval of the site plan 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 originally approved on October 2, 2019.
Zoning District: IL (Light Industrial)

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

Mr. Caterino: There is nothing new to report, they just want to hang onto their approval.

Ms. Anthony made a motion, seconded by Ms. Burke to grant re-approval, as requested by the applicant.

VOTE:	Burke	Yes	Anthony	Yes
	Geisler	Yes	Sofia	Yes
	Selke	Yes	Timmons	Yes
	Fisher	Yes		

**MOTION CARRIED
RE-APPROVAL GRANTED FOR ONE (1) YEAR**

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ADJOURNMENT: 7:26 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