



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

MAY 4, 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

Jamie L. Anthony

Christine R. Burke

William E. Selke

Michael H. Sofia

William P. Timmons

Ivana Casilio, Zoning Administrator

Janelle Castellana, Planning Board Secretary

Christopher A. Schiano, Esq., Deputy Town Attorney

Matthew Trau, Junior Engineer

Absent

John Geisler

John T. Caterino, Clerk of the Planning Board

John Gauthier, P.E., Associate Engineer

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: Peter Elitzer
Location: 2695 and 2723 West Ridge Road
Mon. Co. Tax No.: 074-14-3-2 and 074-14-3-3.1
Request: Site plan approval for a proposed building (two-story; 13,500± square feet total), with related parking, utilities, grading, and landscaping, on approximately 2.54± acres.
Zoning District: BP (Professional Office) and BR (Restricted Business)

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

Chris Corfield, Whelan & Curry Construction and Neil Zinsmeyer, Napierala Consulting, presented the application:

Mr. Corfield: We have provided an updated set of plans. From the last meeting, we were tasked with storm water, the parking situation and additional information on the materials on the building. To address the storm water, Neil met with DPW and John Caterino.

Mr. Zinsmeyer: We are under an acre and do not meet the DEC threshold, but town staff said we should do something. So what we are going to do is put on the furthest downstream point a storm water collector system which will prevent solids from moving downstream. We chose it so far away because this will pick up the existing parking lot and the proposed parking lot. I have not heard comments back from staff.

Mr. Corfield: The next item was the parking lot. We set up a time lapse camera on site to be able to view existing parking situation for about two and a half weeks; the video was provided to the board. We concluded that worst case scenario is 23 cars at any given time during busiest time of the day. We compiled that data and the data we received from the prospective tenant for the medical facility. For the first story space, it is about 33 spaces for what they would need as worst case scenario. For the remaining spaces on the second floor we used the town code calculation, five (5) spaces per 1000 which requires 26 spaces. So all in all worst case scenario we feel we need 82 spaces, we are providing 92 spaces. In terms of tractor trailers, over the course of 2 weeks, because the lot is so empty they pull in and do whatever so we are proposing a solution and shown some tractor trailer circulation where the trucks can pull up into the corner of the site and back into the driveway on the side of the building which was put there for the unloading when it was a clothing store many years ago. As far as the neighbor's concerns, we have chosen to eliminate the parking spaces that used to be shown on that side of the building, we added some more landscaping at their request. We are providing new fencing around their property to match the current wooding fencing we have

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on the property. We have moved the AC pad to the opposite side of the building which was suggested at the last meeting. We intend to match existing building colors.

Ms. Casilio: Staff notes were related to the addition of the water quality device. The original variance was for 149 minimum parking spaces required. We did reconfigure that and we have it now at 132 required.

Mr. Sofia: Nice job on the tractor trailer movement and configuring. Based on this being a medical building, possibly making all the parking spaces at the front of the building handicapped spots. The fence on the east is a mess.

Mr. Corfield: My client is not ready to replace the entire fence, we have shown repairs will be made as needed. He has fixed parts and pieces over the years.

Mr. Sofia: We should make it a condition that it is fixed to board on board and acceptable.

Mr. Selke: The fence colors should match, maybe painted or stained. What is the buffering for the neighbor on Fox Meadow?

Mr. Zinsmeyer: Fence and trees. We had six (6) trees but we have added some more to extend the length of the property line so there will be 12 trees. We also moved the condensers to the other side of the building.

Mr. Corfield: We removed the parking spaces which were elevated compared to their house.

Mr. Selke: Will there be landscaping along West Ridge Road?

Mr. Zinsmeyer: We did unfortunately lose some of the islands we originally planned for due to the tractor trailer movement. We have extensive landscape along West Ridge Road.

Mr. Fisher: I think you have responded to questions and the comments that we have raised. This revised map reflects that. Our position now is to make a recommendation to the Zoning Board of Appeals for approval of the parking variance.

Mr. Selke made a motion for the recommendation to the Board of Zoning Appeals for approval of a variance and to continue the application to the May 18, 2022 meeting, seconded by Ms. Anthony.

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

**MOTION CARRIED
RECOMMENDATION MADE, APPLICATION CONTINUED TO
May 18, 2022 MEETING**

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2. Applicant: Royal Car Wash Development, LLC
Location: 55 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-2.1
Request: Site plan approval for a proposed car wash facility (one-story; 4,096± square feet), with related parking, utilities, grading, and landscaping, on approximately 1.23± acres.
Zoning District: BR (Restricted Business)

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

David Cox P.E., Passero Associates; Anthony Daniele, Royal Wash Development, presented the application:

Mr. Cox: One of the big things we have been working on was to provide a cross section through the property to show headlights and how they would be extended to the property across to the north of Latta Road. We had a pickup truck with headlights close to around four-feet off the ground and extended a line of sight from the car and over top of the wall showing that it would not go through any of the windows across the street. To ensure this we had to put a one foot berm up and then the wall on top of that. The other item was the wall, we provided two different options, one being a red brick and one other option being an earth tone wheat color.

Mr. Daniele: Both materials are used on the construction of the building. The reason we are showing a couple different options is to coordinate with the proposed adjacent site to extend across for both properties. One solid block.

Mr. Cox: A comment from the Board was to make sure the dumpster enclosure is higher than the dumpster. We did confirm that, it is a 6-foot-tall dumpster enclosure and the dumpsters we are using are lower than that. Adding a street sign at the western entrance of Greece Center Drive has been added to the plan. As far as stacking was concerned, entering and exiting, we widened and put in a four foot striped median in between the entrance and exit. To keep any of the incoming cars from blocking the exit. We provided some noise information that we put on the plan, here on the exit tunnel we did 20 feet from the tunnel, 60 feet from the tunnel and then at 90 degrees; 20 feet and 60 feet to show that at the property lines it is well below any code requirements.

Mr. Daniele: As this Board knows from the other car wash in Greece, the design of the car wash is such that most of the noise that is generated from the car wash is at the exit side of tunnel where the blowers are to dry the car. So we try to design the car wash so that the end of the car wash is not pointed toward a residential property.

Mr. Cox: The other recent change was on the sanitary sewer easement. It was decided that the town was not interested in revising the easement or having the building in the easement. We ended up shrinking the sidewalk along the building by one foot and eliminated the sidewalk near the vacuums.

Ms. Casilio: Comments given are related to the queuing analysis, the type of wall with the options, noise analysis, restriping plan and a west turn lane eastern driveway re-configuration of that.

Mr. Cox: Yes referring to the restriping in the left turn lane for the entrance. That is being done by Marathon, the engineer for the entire development.

Mr. Schiano: At the Zoning Board meeting last night, a concern was brought up about the drive aisle that leads in there and traffic blocking which could affect other businesses.

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Mr. Daniele: One of the main reasons we are seeking approval to put in another car wash in the Town of Greece is because the other wash on West Ridge Road is busy, and while it doesn't happen often, maybe six (6) or seven (7) times a year that cars do stack up and overflow onto West Ridge Road, so one of the ways to solve that problem is to open another car wash so that will help spread the traffic a little bit. We don't anticipate this wash to be as busy as the one on West Ridge Road just because of the population density and traffic counts. It will relieve some of the congestion from the West Ridge Road wash. It is also a very visible site from Latta Road so before customers would even choose to enter this situation, if they see that three (3) lines of cars are backed up, odds are they will come back at another time.

Gus Gleichauf, Olde Harbor Trail: My concern is if you extend the left turn lane down Latta Road, what does it do to the bike lane? Traffic Advisory Counsel, are those minutes available somewhere? I never saw anything about the Landscaping on the east side of the whole parcel. The vacuum systems, it was said before in a meeting about being creative with the vacuum systems, I haven't heard that was going to happen, there are many car washes without overhead ugly vacuum systems and I hope you ask them to get rid of the ugly overhead thing.

Mr. Fisher: I do not believe they have minutes but they do provide us with recommendations, which is what changes have been made to allow for better movement.

Mr. Cox: The bike lane will be extended, that is a New York State DOT requirement. Latta Road is going to have to be widened for that turn lane and the bike lane will be continued. Traffic study recommended the left turn lane and is being designed.

Mr. Daniele: To address the vacuum booms, certainly there are other types out there but when you're dealing with plowing and maintenance in the winter time it is important to keep all that stuff off the ground and up high so you can maintain the drive aisles. One option we could do is an all-black overhead boom, which would certainly blend in more. There is two outside motor units that would create the suction, they aren't any louder than anything else on the site, they make noise if you're next to them, those extend out to each of the booms, and the booms have the suction. In other areas like the south they put the pipes underground but we can't do that in our climate, you get moisture and freezing down there. So they are overhead. The ones near the building will blend into the building.

Mr. Gleichauf: Will this be approved and all the traffic studies being done, are they including Starbucks or is this being done as a stand-alone traffic study and then yet another traffic study with Starbucks.

Mr. Fisher: I believe they were done together

Mr. Cox: Yes they included Starbucks

Mr. Daniele: Marathon Engineering is the engineer for the whole development and they did the traffic study, which included Starbucks.

Mr. Fisher: At the last meeting we talked about the possibility of extending the left turn lane to Greece Center Drive to the next road, staff was going to talk to the State since they are in control. Do you know if that happened? I think that is an issue we need to clarify before our next meeting so we know if that is necessary or allowed.

Mr. Daniele: On the landscaping, since we moved the building out of the easement, there isn't any room for landscaping. There will be landscaping when looking from Latta Road.

Mr. Sofia: I feel good about this, there is more stacking than the West Ridge Road location. Is 17 vacuums a necessity? Black booms are more pleasing on the eye. How tall is the wall?

Mr. Daniele: The other locations have over 20, and they fill up. People spend more time at the vacuums. The wall is three and one half feet from grade and the grade is one foot above

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the grade of the queuing lanes so in essence it is four and one half feet, but the actual structure is three and one half feet.

Mr. Selke: It doesn't look like there is a lot of snow storage

Mr. Daniele: There is some storage along the front, we will be able to insulate the sewer area with snow. If we get over two (2) feet of snow, we will bring in bobcats and take snow offsite.

Mr. Fisher: We need to make a recommendation to the Board of Zoning and if they act positively then we can act at the next meeting. The outstanding item is to find out how the staff made out for extending the drive lane and also the multi-color earth tone brick color.

Mr. Selke made a motion for the recommendation to the Zoning Board of Appeals for approval of a special use permit and to continue the application to the May 18, 2022 meeting, seconded by Ms. Burke.

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

**MOTION CARRIED
RECOMMENDATION MADE, APPLICATION CONTINUED TO
May 18, 2022 MEETING**

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3. Applicant: Indus Real Estate III, LLC
Location: 3821 West Ridge Road, 3813 West Ridge Road, and 4 Elmgrove Road
Mon. Co. Tax No.: 73.04-2-3, 73.04-2-1, and 73.04-2-4
Request: Site plan approval for a proposed drive-thru establishment (one-story; 1,400± square feet), with related parking, utilities, grading, and landscaping, on approximately 0.59± acres.
Zoning District: BR (Restricted Business)

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

Rebecca Spurr, BME Associates; John Ott, Indus, presented the application:

Ms. Spurr: The two (2) takeaways from the last meeting were sanitary sewer and the building architecture. We were working with different routes, our original design was gravity sewer and potential easement to the property to the east of us which is Mr. Rotoli's property. We have since created an alternative plan which is pump station and force main. With the force main, the private pump station would be on our site and the force main would be within the DOT right-of-way. It would travel as long as possible within the DOT right of way before making its way within the town easement to tie into the town manhole on the McDonald's property just west of their drive entrance way. We are also going directional drill the force main, starting on our property, drill underneath Mr. Rotoli's frontage area, so we aren't proposing any disturbance to his area/parking, drill straight for as long as we can before making the bend to tie into the man hole. We talked to the DOT and provided correspondence to the town, they were ok with our route, we just have to provide an agreement of use of occupancy as well as highway utility permit. We did provide updated architecture elevation to show color.

Mr. Fisher: I question the need for the black, it just makes it look so much different than the rest of the buildings.

Mr. Ott: We are fighting the balance between the Town of Greece and Dunkin corporate. Initially, they wanted that dark color for the entire building and town did not. The town wanted the frontage to match the other buildings around it. I don't believe that is consistent throughout West Ridge Road as I have lived in Greece pretty much my whole life. Across the street Chili's is red, Monroe Muffler is blue and yellow. So we are trying to make the town and the brand happy. This is a new design, new color pattern, all one solid color is going to look like an older Dunkin to us. We tried to satisfy the town with the frontage as you can see mostly the tan which would be consistent with the store front and put the grey farther back into the site.

Mr. Fisher: You have two colors there that are reasonably close, the cream and the lighter cream, but the black is just such a different intensity. Our practice is the same appearance on all four sides because it is a building you can see from all four sides. I think you need to change that. Maybe a way of putting the cream, that other color and mixing that in.

Mr. Sofia: It is typically not our practice to have that extreme of colors on a building. That is on the east side of building which isn't going to be very visible from the road for the most part because it is facing the garage next door, that darker area is back near the drive through area. The lighter you can go for how dark it is.

Mr. Ott: How about a couple shades darker of grey, we strategically placed it to that side, there is also a four-foot fence.

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Mr. Fisher: You can do cream and the light but not the dark grey.

Mr. Sofia: We mentioned some brick at the last meeting on the lower portion of the building. What if instead of that whole section, you just did a lighter grey on the band where the arrows are and it didn't go all the way up?

Mr. Ott: We can minimize the grey, go to a lighter grey, but we would like some uniqueness to it.

Mr. Sofia: I would be ok with the band, where the arrows are.

Mr. Ott: A line of the color right in the drive through, same color above same color below

Ms. Anthony: I like that idea.

Mr. Sofia: I like that full glass you proposed.

Mr. Ott: I believe that was a Town recommendation early on. Which isn't cheap by the way, but we are happy to do it. It's sharp, lightens up the inside of the store.

Mr. Fisher: It sets off the building in a positive way. If you can put something together and if everyone agrees I can make a final approval on the colors.

Mr. Sofia made the following motion, seconded by Ms. Burke:

WHEREAS, Indus Real Estate III, LLC (the "Applicant") has submitted a proposal to the Town of Greece (the "Town") Planning Board (the "Planning Board") for site plan, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 3821 West Ridge Road, 3813 West Ridge Road and 4 Elmgrove 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.

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 consistent on all sides of the proposed). As offered and agreed by the Applicant, such materials and colors shall be horizontal siding (in the gray (limited), cream and tan color family). Elevations of the exterior

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- 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 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. The location of any outdoor refuse container on the Premises, along with the height and type of enclosure for such container, shall be shown on the plan. If refuse is to be stored inside the building, a note that indicates this shall be added to the plan.
 8. The outdoor refuse container shall be enclosed and screened from public view. A wall, fence, or landscaping may be used.
 9. 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").
 10. 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.
 11. 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.
 12. 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.

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13. 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.
14. Subject to approval by the Town's, Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
15. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
16. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
17. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
18. The exterior architectural elevations and colors shall be subject to final approval by the Planning Board Chairman and the Planning Clerk

VOTE:	Anthony Geisler Selke Fisher	Yes Absent Yes Yes	Burke Sofia Timmons	Yes Yes Abstain
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**MOTION CARRIED
APPROVED WITH CONDITIONS**

New Business

None

Special Planning Topics

None

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ADJOURNMENT: 8:21p.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