



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

JUNE 22, 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

Christopher A. Schiano, Esq., Deputy Town Attorney

Matthew Trau, Junior Engineer

Ivana Casilio, Zoning Administrator

Janelle Castellana, Planning Board Secretary

Absent

John T. Caterino, Clerk of the Planning Board

John Gauthier, P.E., Associate Engineer

John Geisler

Additions, Deletions and Continuances to the Agenda

Announcements

Policy of Decorum

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PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: Pierre Heroux
Location: 2699 Ridgeway Avenue
Mon. Co. Tax No.: 089.03-3-4
Request: Minor subdivision approval for the Heroux subdivision consisting of three (3) lots on approximately 3.56± acres.
Zoning District: R1-E (Single-Family Residential)

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

Pierre Heroux, 128 Regatta Drive; Wendy Meagher and Tony Tintera, Meagher Engineering, presented the application:

Mr. Heroux: Thank you so much for hearing our proposal for the subdivision. I would like to give you a little background to start with. I am the trustee of the Bernard and Denise Heroux irrevocable trust which owns 2699 Ridgeway Avenue. I was also the executor of their wills, legal guardian for Bernard Heroux that last five years of his life. Both my parents passed away in 2020, having lived at 2699 Ridgeway Avenue for nearly 55 years. Let me indulge you in a little history of my parents, Bernard met the love of his life Denise in a remote rural farm town near Montreal. My father was encouraged by his parents to take on the family tradition of farming. Being a bit more adventurous as an 18 year old, he declined the offer and instead he would come to America to pursue the American dream. He came to the United States of America in 1954 and became an apprentice ceramic tile worker, and landscaping on the side so that he could bring his future wife to the USA. They became citizens, started a family consisting of five children, owned homes and held various jobs over the years. They were hardworking immigrants that had a dream of owning a home in the suburbs which brought them to 2699 Ridgeway Avenue in 1969. They loved owning this property and made many friends with the neighbors. The final element of their plan was to pass on to the next two generations a piece of what they worked so hard to achieve. Which brings us to the proposed subdivision at 2699 Ridgeway Avenue. We are proposing to subdivide the property into three parcels and then have them sold. The center lot consists of the family homestead 2500 square foot home that was built in 1923 along with detached garage and roughly 9/10ths (nine tenths) of an acre. The two proposed lots were a dream my father did not get to complete in his lifetime. Wendy Meagher and Tony Tintera from Meagher engineering carefully planned out a 2,800 square foot three bedroom home that could be built on each of those two lots. We anticipate selling both approved building lots to a local developer who will maximize the value of both those lots. We believe that two new homes will go for \$450,000. While we do not anticipate building the homes ourselves, we strongly believe because of the desirability of Ridgeway Avenue we will not have any issues finding a local developer who will achieve this dream. Imagine that a property that is currently assessed for \$181,000 could someday be valued over a million dollars. That was my father's American dream.

Ms. Meagher: We are looking to divide the single lot into three lots. The existing home sits in the middle so we propose two lots on either side. They are unique in shape. The soils are very inconsistent. We are requesting a few variances from Board of Zoning Appeals since the Zoning code did change in 2020. If you look at the lots overall, two of the lots are almost an acre and one lot is 1.6 acre. Still substantial for the area, staying within the character of the neighborhood. A concern was because of the uniquely shaped lots, how much buildable area

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would there be for things like pools, sheds and accessory structures. We put them on the drawings to give an idea where they can be built and staying away from the ravines for drainage ways and distance from proposed septic system. The uniqueness of the lots is created not only by the Erie Canal trail and how it tapers down but also there is a large sewer easement on lot three (3), a very deep tunnel owned by Pure Waters. We have contacted them and have correspondence that we can develop above that easement. So we are staying away from it but we also have an entrance, existing curb cut that was over that easement. We wanted to keep all three (3) lots having access to that beautiful heritage canal path along the back, we did keep a 10-foot access easement. We have taken a lot of care in drainage that is going to be generated by impervious areas in lot one (1). We proposed a bio retention pond adjacent to the driveway which will help with any run off. We also completed a full SWPPP for the property. In all reality when these lots get sold they will be sold separately and may not ever get developed together and that is when we will have disturbance over an acre but we have in good faith and request by the Town to create a SWPPP for the entire property. We have comments back from Monroe County, Health Department, Water Authority, Parks and Recreation.

Mr. Tintera: With respect to the comments, John Gauthier, the Town Engineer confirmed earlier today that all the DPW and Town related comments had been satisfied. We have one comment to continue, an easement for sanitary sewer along the frontage of all three (3) lots. We will check with John Caterino that any outstanding comments from the packet have been satisfied. Monroe County Department of Transportation over the course of the project haven't had any comments related to access to the three (3) lots, with lots two (2) and three (3) we are making these existing curb cuts off of Ridgeway Avenue, lot one (1) we are proposing the only new driveway location on Ridgeway Avenue. There is still some additional information we need to provide on our drawings to satisfy the remaining comments.

Ms. Casilio: Fire marshal has no comments, Building department comment was related to lot three (3) looks to have septic equipment in leach field and Pure Waters easement. Monroe County Planning and Development, Parks and Recreation and there will be no impact by this project.

Mr. Selke: What is required frontage footage?

Ms. Casilio: At the lot, at the road, a minimum of 50 feet, the minimum width is the neighborhood average of the two (2) adjoining lots. So they are in for variances for something on all three (3) lots. Lot area, width or lot depth.

Mr. Trau: All comments have been addressed except for the easement which we can try to locate with Pure Waters if they are agreeable.

Mr. Sofia: What are the variances? And this is because of the neighborhood averages?

Ms. Meagher: For lot one (1) we have an area variance for width. Lot two (2) area variance for the depth and the lot area. Lot three (3) is for the width as well as the area.

Ms. Casilio: Yes the neighborhood averages. Ridgeway Avenue is so random with lot sizes.

Mr. Selke: Along Ridgeway there is a lot of water movement from south to north under the canal, there's no concern here at all?

Ms. Meagher: We are keeping the drainage ways open, not filling any of those areas and staying away from swales and drainage that flank our property.

Mr. Fisher: It looks like there is no drainage issues regarding this application and from the examples we have seen it is possible to place the size houses they are aiming for. These are good size lots. It would be a benefit to people to take advantage of the layout of the land and especially the location. This looks like an appropriate subdivision.

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Mr. Sofia made a motion, for a positive Recommendation for the Board of Zoning Appeals to grant the requested variances for the minor subdivision of 3.56± acres at 2699 Ridgeway Avenue and to continue the application to the meeting of July 6, 2022, seconded by Ms. Anthony.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
July 6, 2022**

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SITE PLANS

New Business

1. Applicant: DVL 2, LLC
Location: 65 Greece Center Drive
Mon. Co. Tax No.: 045.03-4-4.1 & 045.03-4-2.1
Request: Site plan approval for a proposed one-story drive-thru establishment (2,300± square feet), with related parking, utilities, grading, and landscaping, on approximately .97± acres.
Zoning District: BR (Restricted Business)

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

Jerry Goldman Esq., John August, DVL 2, Matt Tomlinson, Marathon Engineering, presented the application:

Mr. Goldman: We are looking at developing the last frontage area on Latta Road. Our original concept plan had three (3) lots east of the driveway which comes off Latta Road, but our plan is to reduce that to two (2). The Royal Car Wash, adjacent to the west and the property next to that, slotted to be Starbucks. We have received comments from the Town and the Traffic Advisory Committee. We have a use which is within the Zoning district with a special permit, so we are before the Town Board tomorrow night. We need to re subdivide the subdivision and take the three (3) lots and turn it into two (2) which we can handle administratively.

Mr. Tomlinson: The north eastern most parcel is what we are talking about. We have met with Town staff, been here for Concept, we received comments and came back with additional information. Just under one acre in size, last frontage lot, 24 parking spaces on site. Small patio out front with some tables and a walk up window. The drive thru is what's known as the Starbucks "Y" configuration which is two (2) order points and two (2) queuing stacks and then a merged lane for the pick-up window around the north side of the building. We are proposing to extend the sequencing of the screening wall along the north side as well as matching the brick and landscaping from the Royal Car Wash approval. Lighting heights will be the same as the U of R medical building, same fixtures and same heights so we will be in compliance with that as well. We received comments related to the layout, shifting the northern drive aisle north eight to ten feet in order to extend that stacking. What's not shown on this plan but we have subsequent to our application to the Town, made application to the State Department of Transportation relative to the left turn lane that will be required at Greece Center Drive which is just to the west of the proposed Royal Car Wash, between Royal and Burger King. That left turn lane is going to require widening of Latta Road slightly on the south side so the south curb line of Latta Road is actually going to push into the site to put us right up against that 20 foot setback for front pavement. Another comment was related to our west parking lot being five feet off the queuing for the Royal Car Wash, we are trying to maintain our landscaping border on the east to provide a buffer to the residential side. A comment from Traffic Advisory Counsel and Mr. Chairman, relative to the South island of the divided drive thru in regards to some potential confusion and circulation. Starbucks uses this configuration but recognizing that might cause some issues, we have talked with Starbucks and they are in agreement to striping that versus being an island, still working on where the clearance bar and some delineation is going to be. Anticipated to be in the 90 degree island that's going to stay there so that should allow folks even if they get confused to get into the right queuing lane and that will be on final plans. This might slightly modify the dumpster access. The dumpster is screened to Greece Center Drive, we are proposing masonry to match the brick on the wall. As far as queuing internally, this Starbucks Café drive thru is intended to serve up to 1150 vehicles per day, 15 to end of stack aisle through to the pick-

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up window. At the order point it is 38 seconds on average, 50 seconds maximum for each vehicle. Having two (2) order points allows them to push all those vehicles up to prevent traffic from backing up onto Greece Center Drive.

Ms. Casilio: Fire Marshal comments are No Parking signs must be installed on the east side of the pass through lane. Building will need sprinklers. Building department comments related to finalizing the dumpster placement. We had a neighbor send in comments for the record:

Mr. Schiano: Read the following letter dated June 21, 2022 aloud.

Janelle,

My name is David Thesing. I reside at 3032 Latta Road.

Since I will be unable to attend the meeting tomorrow, please forward this to the board members. I would like it to be documented so it is on record.

Mr. Caterino has advised me that the left turning lane for west bound traffic on Latta Road will be extended east to accommodate traffic making left turns into the Gardens at Town Center. This is currently a hazardous situation with drivers mistakenly believing there ALREADY IS a left turning lane to enter the complex and moving into oncoming east bound traffic! This happens on a regular basis as I hear horns blaring and tires screeching.

I feel strongly that a traffic signal should be installed at the junction of Latta Road and the access road just east of Burger King.

I realize NYSDOT has stated that a signal was not needed to accommodate Royal Car Wash. However when Burger King was proposed DOT said that as more development occurred on the southeast quadrant of Latta/Long Pond a traffic signal there may be needed. So now we have Burger King, U of R, Royal car wash and Starbucks developed / developing and they still insist that no traffic signal is needed there.

I am retired so I am usually home to witness all types of traffic issues occurring in this area. I'm sure you are aware that there are traffic signals where the Wegmans parking lot accesses Latta Road and Long Pond Road. The signal that I am requesting would be approximately the same distance from the Latta/Long Pond intersection. This junction is serving 3 banks, Ocusight, Aldis, Burger King, U of R, and soon Royal Car Wash and Starbucks. With the amount of traffic that will be exiting/entering Latta Road, it is time to install a traffic signal there

Also, I was assured when Burger King was in the planning stages that litter would not be a concern. Perhaps they should improve their methods of disposing/storing trash on their site since I am constantly picking up Burger King bags, cups, napkins etc. on my front lawn. I realize some of this may be thrown from vehicles but I believe most of it blows off of their site. I mention this because now that Starbucks will be closer to my property than Burger King is, I anticipate even more litter ending up in my yard.

I will be following the process and will attend the meetings when I am able to and submit written comments otherwise. Thank you for your time and consideration

Mr. Fisher: Regarding the traffic signal, I think that's up to the New York State Department of Transportation (NYSDOT) to make that determination.

Mr. Tomlinson: I can give the Board a short update on that. As we work through the permit process with NYDOT, we are hopefully going to convince them to allow us to put in the conduit and pole boxes for future infrastructure for a signal if/when it is warranted especially given that we will be repaving a good chunk of Latta Road.

Mr. Trau: No comments at this time

Mr. Selke: Brought up some issues he has seen with the parking lot entrances including pot holes, dumpster enclosures, missing street sign, left turn striping.

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Mr. August: June is usually when they get filled, I will make sure they get filled, they are a liability for us, I will make sure they get taken care of.

Mr. Timmons: Which entrance are you taking about that is going to be the left turn lane coming in, closer to Burger King or the east of Starbucks?

Mr. Tomlinson: So the queuing and stacking is configured from the one closer to Burger King but the left turn pocket actually is going to extend far enough to have two (2) vehicles in it at the eastern most driveway before the taper shifts back.

Mr. Sofia: What is the seating capacity? What is the stacking number of cars on the West Ridge Road location?

Mr. Tomlinson: 20-24 for the café, typically the exterior has 6-8 and they count that towards the total capacity. West Ridge Road is a single lane and was designed for 10 vehicles from the single order point, so six (6) from order point to the window, and four (4) behind the speaker. They get 8-10 behind the speaker currently. What we are showing for this location will have five (5) vehicles behind each speaker, total of 15 with two (2) order points, which cycles the car more quickly.

Mr. Trau: Would we want to consider a gate like we did with Royal Car Wash for stacking purposes?

Mr. Fisher: My inclination would be to make sure you have the design so it isn't going to back up.

Mr. Sofia: Stacking is going to be a concern on this site. Work with Town staff on wording for signage on the internal road regarding the stacking, no parking here, no waiting here at this point. Some type of visual to remind them.

Mr. Selke: What kind of safety protection will you have around the outdoor seating?

Mr. Tomlinson: We will incorporate concrete filled bollards, we will work to make sure we comply with that.

Mr. Fisher: It is important to landscaping on the east side for buffering. We also want to make sure the dumpster container is lower than the dumpster wall and making it not look like a dumpster, consistent with the wall.

Mr. Fisher: We can't act on this tonight, as the application is on the agenda for the Town Board meeting tomorrow night. This gives staff and the Board time to review the responses to the questions brought up. At the next meeting we may be at a position to act.

Ms. Burke made a motion, seconded by Mr. Selke, to continue the application to the July 6, 2022 meeting.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
July 6, 2022**

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ADJOURNMENT: 8:00 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