



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD**

### **MINUTES**

**JULY 20, 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

John Geisler

William E. Selke

Michael H. Sofia

William P. Timmons

Christopher A. Schiano, Esq., Deputy Town Attorney

Matthew Trau, Junior Engineer

John T. Caterino, Clerk of the Planning Board

Janelle Castellana, Planning Board Secretary

#### **Absent**

John Gauthier, P.E., Associate Engineer

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

Deletion: Vendi Enterprises Inc. 2221 Ridgeway Ave, continued to the meeting of 8/3/2022.

#### **Announcements**

*Chairman Fisher and the Planning Board offered their condolences to Deputy Town Attorney, Chris Schiano, and his family.*

#### **Policy of Decorum**

PLANNING BOARD MINUTES  
July 20, 2022

**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

1. Applicant: The ARC of Monroe County  
Location: 1051 Long Pond Road  
Mon. Co. Tax No.: 059.03-4-25  
Request: Minor subdivision approval for the ARC subdivision consisting of two (2) lots on approximately 1.51± acres.  
Zoning District: R1-E (Single-Family Residential)

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

Al LaRue, McMahon-LaRue Associates, presented the application:

Mr. LaRue: Mark Barker with ARC is here with us tonight for any questions. This project is for two (2) lots, both are .75 acres, 128.71 feet wide and 255 feet deep. We made a Board of Zoning Appeals application for lot size. We are looking for approval contingent on the Board of Zoning Appeals.

Mr. Fisher: Our normal process is wait until the Board of Zoning Appeals has acted on the application but we will hear and gather input from residents in the meantime.

Mr. Caterino: At the moment all that is being proposed is to turn one (1) lot into two (2). No development is proposed at this time. When development does occur, they will need an administrative approval from the Town. This is before the Board of Zoning Appeals to be heard as the zoning district that this property is in goes by the neighborhood average. The Frontier building property to the north is a very large lot so it inflates the numbers. Our Building Department has no comments, and the Fire Marshal comments were related to the addresses of the properties.

Mr. Al Kenyon, 43 Preston Circle: The only problem I have is that on Long Pond Road I know there are no sewer systems, it's all septic. I have storm sewer, half in my yard and half in my neighbor's yard. I do not want a septic system come up through my yard, or a storm sewer so they can have a sewer. I have no objection to two (2) houses going up back there. Just don't want my side yard torn up.

Mr. Fisher: What we are talking about tonight is just subdividing the land. If they want to develop the land then they need to come back and we can address that then.

Mr. Caterino: They would not need to come to this Board, but they would need Town approval administratively. If they want to extend a sanitary sewer on to his property, they would need his permission for an easement. We have a storm sewer easement on there, but not a sanitary sewer easement. A sanitary sewer is what the applicant would need.

Ms. Linda Kelly and Mr. Michael Kelly, 38 Preston Circle: This is also our concern, we do not want our land and our yard torn up. I don't want a septic system through my lawn and sprinklers. We have underground sprinkler systems, we do not want all of that disturbed. We do not have any problems with two (2) lots on that property.

Mr. Fisher: As indicated by staff and Counsel, they would need your permission to be able to go on your property.

PLANNING BOARD MINUTES  
July 20, 2022

**Mr. Geisler made a motion, seconded by Mr. Sofia to continue the application to the meeting of August 3, 2022.**

<b>VOTE:</b>	<b>Burke</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</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  
AUGUST 3, 2022 MEETING**

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PLANNING BOARD MINUTES  
July 20, 2022

**SITE PLANS**

**Old Business**

None

**New Business**

1. Applicant: Splash Car Wash Rochester, LLC  
Location: 1250 Long Pond Road  
Mon. Co. Tax No.: 074.14-2-10.0 & 074.14-2-9.0  
Request: Site plan approval for a proposed car wash facility (one-story; 8,350± square feet), with related parking, utilities, grading, and landscaping, on approximately 1.49± acres.  
Zoning District: BR (Restricted Business)

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

Cade Krueger, DDS Engineers; Jeff Arnold, Splash Car Wash presented the application:

Mr, Krueger: We are here to introduce and get your feedback and work toward final site plan approval. The developer is proposing to renovate an existing car wash, previously the Buckman's Car Wash at 1250 Long Pond Road. A full exterior remodel and also a full interior remodel with new equipment. The proposed project also includes an addition to the tunnel on the west side as well as an addition to the north side of the building for mechanical systems. The project site is approximately 1.49 acres combining two parcels, I see there was an error on the application and it lists 2.14 acres, that isn't accurate, it should be 1.49 acres. It is zoned BR (Restricted Business). The site currently operates as a car wash in addition to several other business, those other business will be vacated and the buildings demolished as part of the proposed project. The project will include all new concrete pavement, landscaping, lighting and utility connections. Drainage on the site currently flows from West Ridge Road to the north, south to north, in general, and east to west, it sort of flows away from the building in all directions. Where it enters on site storm sewer catch basins and gets carried to the municipal storm sewer along Long Pond Road, Walker Road and Mitchell Road. Access to the site, as proposed egress will be provided via the existing curb cut from West Ridge Road, leaving the access from the east and the west so they can continue to flow through there, the pay lanes will start after those business access points. Additionally access to the site will be provided off a modified curb cut on Walker Road. We are shifting that curb cut slightly to the east and making it a little smaller, it was very close to the intersection and very wide so we made it more defined. Egress from the site will be via a centralized egress point in the middle of the site, that pushes that farther away from the intersection at Long Pond Road and gives people more of a chance to get out into the turning lanes. Utilities, the facility will continue to utilize existing water and sanitary sewer. The facility will require a renewal/expansion of Special Use permit to operate a car wash as well as an area variance for pavement set back on the north side of the site. There isn't pre-wash on the site, this is done within the tunnel so that prevents all that prewash water from streaming down the tunnel entrance and out into the storm system. Another issue that comes up with these is sound, all these internal spaces are vacuum spaces for free vacuums. These are operated with a vacuum motor which powers an entire row of vacuums. The vacuums are Vacutech vacuum motors, they have silencers on them, extremely quiet- we have testing that show they are about 38 decibels at 30 feet out from the motor, which is basically quieter than conversation. The Fire Marshal wanted to see an unobstructed entrance into the site for emergency vehicles so the western most lane to the left coming off of West Ridge Road we expanded to 12 feet and will have no aerial obstruction.

PLANNING BOARD MINUTES  
July 20, 2022

Mr. Arnold: We have been in business for almost 23 years. We recognize that car washes aren't the most favorable things to Town's so our goal is to renovate existing car washes and bring up to today's standards, make them better than anything that can be built as new without adding another car wash. The property is currently pretty confusing with the internal traffic. So we plan to level everything except the existing car wash. We add more vacuums to keep the traffic flowing and so there isn't a backup situation. We have 2 car mat cleaning stations, automated stations you drop your mats in and in one (1) minute they come out all clean. This service and vacuums are included in the membership price in whatever location visited.

Mr. Krueger: We will be introducing a 22 percent green space that currently isn't there. We will also be introducing curb to areas that is open pavement. There is no delineation between this property and the neighboring property, so introducing curbs and the pavement markings, it is essentially going to operate the same as it does today but a lot clearer on how it operates and safer.

Mr. Caterino: The set of plans that are before you tonight are the results of comments that staff and Town's Traffic Advisory Council had along with a series of working meetings we had with the applicant. In term of initial staff comments, the big items were the elimination of cross access between this property and adjoining neighbors so on the original set of plans we reviewed, the West Ridge Road access here was going to be a one-way in, this access point was eliminated along with the elimination of an access point in the rear. Traffic Advisory and staff wanted them to maintain that cross access so that was a an item that was improved with this set of plans, along with the introduction of escape lanes out on this north end here where on the original set of plans was just a one way that would wrap around the northern end of the property, then head south which could have vehicles backing up and possibly not able to get out. They were before the Board of Zoning Appeals last night for a special use permit, they will also have to re advertise for a pavement setback on the north. I have an email from the Zoning Board Advisor regarding traffic counts, the entrance and exit on Walker Street, the exit only onto Long Pond Road, along with the internal flows of the site as well as the number of vacuums that were going to be on the site. At this point we wanted to see what the Board's feedback was regarding the change of design before they going ahead and do anymore design work.

Mr. Trau: Engineering is currently waiting on a drainage design.

Mr. Krueger: We understand we need a Storm Water Pollution Prevention Plan (SWPPP) for this site, it is still in development, likely were are going to have some underground storage but it is not finalized yet.

Mr. Ralph DeStephano, 2590 West Ridge Road: I am the Buckman Plaza owner, this property has been in the family since the mid 60's. I built the car wash in 1967, so this is probably the oldest car wash and longest lasting car wash in the Town of Greece. It has been very successful for the family. My dad built the Buckman's laundry and the Midas Muffler back then. I am thrilled we are going to have new people coming in to improve this property. This has always been a car wash property, always been successful. We have not had many problems with this property. They are going to make this look very nice for the community. They will take down some of the buildings which is fine, there will be more visibility and adding some landscaping. It will look very nice when they are done.

Mr. Selke: Looking at the site, you have two (2) entrances and two (2) exits. There will be a lot of traffic here, you have to look at who has the right-of-way and traffic moving so it's something for you to think about. How many employees do you have? I am seeing about four (4) parking spaces for employees. How is garbage handled?

Mr. Arnold: Employees will vary with the season, six (6) would be full staff. Sometimes during the winter months the vacuums will not get used very much and employees will be able to park in those spots.

PLANNING BOARD MINUTES  
July 20, 2022

Mr. Schiano: Will people have to move their cars to use the mat washing station?

Mr. Arnold: The mat washing station will be centrally located near the mechanical room, leave car parked at vacuum station and they walk over to mat station. Each vacuum station has garbage on either side, the staff empties the trash all day long. The dumpster enclosure is located right by the building and it will be masonry enclosure to match the building materials. We will have clear enter only, exit only signage and introduce new curbing to make the internal traffic safer.

Mr. Fisher: One of the critical things with car washes is the ability to keep everything on the site and not back up. One of the intents was to get traffic data so we could be able to make that determination. In order to approve this we are going to have to have some idea that this isn't going to cause backups.

Mr. Caterino: We haven't received that yet. We will get data regarding peak hours and per hour how many vehicles you think the site will be able to handle.

Mr. Krueger: Yes we can certainly get trip generations and a traffic distribution for the property. We did contact New York State Department of Transportation and asked if the State would warrant a traffic study done on this property and they said No they wouldn't.

Mr. Fisher: Then we can have the Traffic Advisory Council review it.

Mr. Arnold: This site has more stacking than any of the other sites. Like in the neighborhood of 50 cars. We get through about 70 cars per hour. With a membership when someone drives by and sees a line, they are going to come back another time versus waiting. We man the site so we won't allow traffic to back up onto West Ridge Road.

Mr. Sofia: The traffic coming in to the car wash where the pay stations are at two (2) locations, how do you manage that?

Mr. Arnold: These are automated pay stations so they run off one (1) brain inside the mechanical room. It knows who paid first or whose license plate was scanned first, the gate goes up and allows you to go to the tunnel. On slow days, we would probably use one tunnel which staff or cones would direct the traffic which tunnel to use. Busy days, the traffic from the north would use the north bay, south traffic would use the south bay. Managed by cones as well.

Mr. Sofia: My other concern is the cross access on West Ridge Road. I would like you to explore if you don't already know, about an automated arm that comes down when traffic is backed up.

Mr. Arnold: I actually do know about these, we have used them, in our opinion with gate failures in this type of setting, we prefer to man the station using safety vests.

Ms. Anthony: I think people will still park there because you're not actually blocking West Ridge Road, so I think people will pull up, see the gate and wait for the gate to open.

Mr. Timmons: I am curious about the lot line on the east side, you talked about a curve, where the open space is now near the vacuums and kind of to the south a little bit what is that going to look like if there is a curb there?

Mr. Krueger: Historically people drive back there and are parking perpendicular to that building so they are already blocking half that cut across lane. So now we are defining that with curb that is offset from the property line enough to make it work and the rest of the space between the building can either remain pavement or we can rock it, it's not wide enough to put grass in.

Mr. Timmons: Are people going to be able to see it at night time? Is it going to be landscaping? Something so someone doesn't try to go through there and have a problem.

PLANNING BOARD MINUTES  
July 20, 2022

Mr. Krueger: We have used flexible reflective bollards that are above window height. Landscaping due to the heat, isn't going to survive.

Mr. Sofia: Is it a possibility of a knee wall in there like six (6) to eight (8) feet, maybe a tree, more wall.

Mr. Arnold: We will look into that.

Mr. Fisher: We can't act on this tonight, we will be in a better position after the Board of Zoning Appeals meeting. It will give you an opportunity to answer some of the questions and get requested data.

**Mr. Selke made a motion, seconded by Ms. Anthony to continue the application to the meeting of August 3, 2022.**

<b>VOTE:</b>	<b>Burke</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</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  
AUGUST 3, 2022 MEETING**

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PLANNING BOARD MINUTES  
July 20, 2022

2. Applicant: Vendi Enterprises, Inc.  
Location: 2221 Ridgeway Avenue  
Mon. Co. Tax No.: 089.04-01-5  
Request: Site plan approval for a proposed addition (50.0 feet x 80.0 feet; 4,000 square feet) to an existing building, with related parking, utilities, grading, and landscaping, on approximately 2.72± acres.  
Zoning District: IG (General Industrial)

**Ms. Anthony made a motion, seconded by Mr. Sofia to continue the application to the meeting of August 3, 2022.**

<b>VOTE:</b>	<b>Burke</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</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  
AUGUST 3, 2022 MEETING**

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PLANNING BOARD MINUTES  
July 20, 2022

**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: RED Rochester, LLC  
Location: 321 Technology Boulevard (Eastman Business Park)  
Mon. Co. Tax No.: 090.50-1-14.11  
Request: A request for referral for administrative review of a site plan for an energy generation facility (1,150± square foot building with associated equipment: compressors; generators; and turbines) with related parking, utilities, grading, and landscaping, on approximately 291.25± acres, pursuant to the requirements of Section 211-19 of the Zoning Ordinance.  
Zoning District: Economic Development & Innovation Overlay (EDIO) & IG (General Industrial)

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

Shauncy Malloy, Passero Associates; Kenneth Gerew, Sr. Project Manager, RED Rochester presented the application:

Mr. Malloy: We are requesting administrative review for a project at 321 Technology Boulevard. The project is GE Frame 6 Gas Turbine with a generator on it and also a Heat Recovery Steam Generator known as a HRSG that will capture the exhaust heat and use to generate steam to also generate power. It's a very efficient and clean method of producing power. Can be done night and day, wind or no wind. It also will include an electrical building and a couple fuel gas booster compressor stations. As I noted before we are requesting in accordance with the Town code section 211-19 which deals with the Economic Development and Innovation Overlay district that this be approved for administrative review. In the code it lists six (6) criteria any one of which will qualify it for that process, we feel we meet five (5) of those six (6).

Mr. Fisher: You are in the middle of Kodak Park. I'm not sure anybody outside of Kodak Park is really going to be able to see you this development. Kodak Park is great from that standpoint. It has utilities, more customers for you to hopefully expand your operation but it's about as industrial of an operation you can get and yet separated from neighbors.

Mr. Malloy: It is in the middle of the park. It is a long ways, over 500 feet to the nearest edge of the park, over 1000 feet to the nearest residentially zoned area. It is a fully developed area and this is going to be a redevelopment so we won't be adding any storm water run-off. We won't be adding any noise or light pollution because of the location. The sound level is about 50-60 decibels and this shouldn't raise this at all. Where it is being built is on the side of an old coal pit along with a conveyor system and a hopper. So that will be filled in and built on that location. No need for new driveways or parking, it won't increase traffic at all. The reason for this project is to meet the power demands of industrial growth in the area.

Mr. Caterino: This type of project is why we created this overlay, there is no impact to any surrounding residents so we do have condition of approval that they check in with the Board throughout the process, giving updates. We put a sunset clause in the approval that the planning approval, not building approvals, need to be completed within one (1) year. Town

PLANNING BOARD MINUTES  
July 20, 2022

Board has issued a special use permit waiver because non-solar energy generating facilities require special use permits.

Mr. Selke: How often do they have to review this?

Mr. Caterino: The administrative review is ongoing and we could have them check in every couple of weeks, we have flexibility on how often, so whenever the Board wants we can get updates.

Mr. Fisher: I can work with staff to be able to see when it might be appropriate to come back with updates to the Board.

Mr. Gerew: I issue about every other month an update to Kodak that goes to all the sites, it tells essentially where we are, what we are doing in the next couple of months, I can send you a copy of that as well.

**Motion by Ms. Anthony, seconded by Ms. Burke:**

WHEREAS, RED Rochester, LLC (the "Applicant/Project Sponsor") has submitted a request for referral for administrative review to the Planning Board (the "Planning Board") of the Town of Greece (the "Town"), Monroe County, New York, of a site plan for an energy generation facility (1,150± square foot building with associated equipment: compressors; generators; and turbines) with related parking, utilities, grading, and landscaping, on approximately 291.25± acres, (the "Project"); and

WHEREAS, the Project is located within the Eastman Business Park target area of the Town's Economic Development and Innovation Overlay (EDIO) District which is intended to promote the growth of industry in the interest of the local and regional economy and expand employment opportunities in the Town by prioritizing approvals in key locations and sectors; and

WHEREAS, the Planning Board has reviewed the Applicant's Project and affirms that the Project is eligible for referral under the requirements of the EDIO District.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby refers the Project for administrative review subject to the following conditions:

1. The Applicant shall work with staff and the Planning Board Chairman to provide updates to the Board regarding the administrative review process of the Project.
2. The referral for administrative review shall be for a period of no more than one (1) year, meaning that the site plan shall be approved no later than July 20, 2023, unless an extension is granted by the Planning Board.

<b>VOTE:</b>	<b>Burke</b>	<b>Yes</b>	<b>Anthony</b>	<b>Yes</b>
	<b>Geisler</b>	<b>Yes</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 WITH CONDITIONS**

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PLANNING BOARD MINUTES  
July 20, 2022

**ADJOURNMENT:** 8:20 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