



William D. Reilich
Supervisor

TOWN OF GREECE

PLANNING BOARD

MINUTES

SEPTEMBER 7, 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

Mathew J. 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 Continuations to the Agenda

Continuations: Hospitality Syracuse Inc., 3530 W. Ridge Road was continued to the meeting of 9/21/2022.

Announcements

Policy of Decorum

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PUBLIC HEARINGS

Old Business

None

New Business

None

SITE PLANS

Old Business

1. Applicant: Splash Car Wash Rochester, LLC
Location: 1248 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 attended the Board of Zoning Appeals meeting last night and obtained a special use permit and area variance for pavement setback along Walker Road. Prior to this meeting we submitted some changes, we decreased the delineator spacing on the east side that runs between the properties down to three (3) feet on center, it was five (5) feet. We implemented the Traffic Advisory Committee comments that we received, adding an ingress from Long Pond Road directly into the site along with some one-way gates and signage. We merged the two tunnel exits into one lane toward the egress point. We revised the lighting to the minimum needed, realizing there is a lot of current perimeter lighting. We have begun to draft the cross-access easement documentation. We wanted to discuss some architectural changes.

Mr. Arnold: We are getting better feedback on more of a colonial type of look with hip roof to a point concept, minimize and soften the look.

Mr. Caterino: There are still a few items that we need to work out which we can handle outside of the Board. The applicant did receive their special use permit last night. One item the Zoning Board did want us to discuss is regarding the traffic cones along the West Ridge Road frontage in the instance that the site became backed up. In the staff notes we did make that a condition of approval, we might want to add on to that to review in six months or a year from now to see how it is working. Most of the conditions are standard but some are site specific; cross access to the adjoining properties, extension of the public sidewalk along Mitchell Road, lighting plan subject to the approval of the Planning Board Clerk, monument wall matches with the exterior of the building.

Mr. Selke: The access or traffic movement along Long Pond Road, who has the right of way? The color is dominantly darker blue now?

Mr. Arnold: We aren't happy with some of the areas blue along the building, we will be changing to grey, likely the darker grey.

Mr. Krueger: Our view is patrons coming in off Long Pond Road should have the right of way, we will add some stop bars on the outcoming from the back space areas. The traffic loop will

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flip the gate open, but they need to wait until the incoming cars off of Long Pond Road are clear.

Ms. Anthony made a motion, seconded by Mr. Selke

WHEREAS, Splash Car Wash (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 1248 Long Pond Road (the "Premises"); and

WHEREAS, having considered carefully all relevant documentary, testimonial and other evidence submitted, the Planning Board makes the following findings:

1. Upon review of the application, the Planning Board determined that the application is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617, the "SEQRA Regulations") (collectively, "SEQRA"), and that the application constitutes an Unlisted action under SEQRA.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all parties in interest were afforded an opportunity to be heard.
3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
4. The Planning Board has carefully considered an Environmental Assessment Form ("EAF") and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
5. The Planning Board has carefully considered additional information and comments that resulted from telephone conversations or meetings with or written correspondence from the Applicant and the Applicant's representatives.
6. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from various involved and interested agencies, including but not limited to the Monroe County Department of Transportation, the Monroe County Department of Planning and Development, and the Town's own staff.
7. The Planning Board has carefully considered information, recommendations, and comments that resulted from telephone conversations or meetings with or written correspondence from nearby property owners, and all other comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has completed Parts 2 and 3 of the EAF and has carefully considered the information contained therein.
10. The Planning Board has met the procedural and substantive requirements of SEQRA.
11. The Planning Board has carefully considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
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.

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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

Ms. Anthony made the following motion, seconded by Mr. Selke with the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. No building permits shall be issued unless and until highway permits are issued. A note that indicates this requirement shall be added to the plat.
3. No final approval signature shall be placed on the plans unless and until the appropriate easement documents have been submitted to and approved by the Town.
4. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building shall be consistent on all sides of the existing and proposed building addition(s). As offered and agreed by the Applicant, such materials and colors shall be brick (in the dark gray family) Smartside Panels (in the blue and dark gray color family), ACM Panels (in the blue and gray color family), stone veneer water table (in the gray color family) and Standing Seam Roof (in the blue color family) as discussed this evening and 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 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

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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. As offered and agreed to by the Applicant, the exterior appearance (that is, materials, colors, and architectural style) of the dumpster enclosure shall match the existing building and contain solid gates, subject to the approval of the Planning Board Clerk.
10. 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").
11. 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.

12. 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.
13. 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.
14. 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.
15. 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

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- grade, that define a walkway or other access to a building. A note that indicates this requirement shall be added to the plan.
16. The exterior lighting plan of the site shall be subject to the approval of the Planning Board Clerk.
 17. As offered and agreed to by the Applicant, the Applicant shall construct a decorative monumental wall along the frontage of Long Pond and Mitchell Roads. Said wall shall not exceed 3.0-feet in height and appearance shall be brick/stone veneer to match the building. A note that indicates these requirements shall be added to the plan.
 18. The Applicant shall extend and connect the public sidewalk along the Mitchell Road (northeast) frontage of the site
 19. As offered and agreed to by the Applicant, the Applicant shall provide a cross access easement to the adjoining properties located at 2496 and 2534 West Ridge Road, subject to the approval of the Planning Board Attorney and/or Planning Board Clerk.
 20. The Applicant shall utilize the placement of traffic cones by carwash staff to temporarily suspend access to the site from the West Ridge Road entrance. Said cones shall be utilized until congestion is relieved on site. Furthermore, the use of the cones to relieve congestion on site shall be subject to review by staff one (1) year following the opening of the carwash. A note that indicates this requirement shall be added to the plan.
 21. The horizontal clearance for the proposed pay station and canopies shall be subject to the approval of the town's Fire Marshal.
 22. As offered and agreed to by the Applicant, the color of the overhead vacuum delivery arch/booms shall be gray with blue hoses. Elevations of the overhead delivery vacuum arch/booms shall be filed with the site plan
 23. Subject to approval by the Town's, Building Inspector, Fire Marshal, Commissioner of Public Works, and Engineering staff.
 24. Subject to the conditions of approval granted by the Board of Zoning Appeals on September 6, 2022. A note that indicates these requirements shall be added to the plan.
 25. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include successors and assigns.
 26. Wherever this resolution refers to a specific public official or agency, it shall be construed to include agents, designees, and successors.
 27. 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

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2. Applicant: St. Lawrence Church
Location: 1000 & 1030 North Greece Road
Mon. Co. Tax No.: 058.04-3-62.1, 058.04-3-62.2
Request: Site plan approval for land disturbance (clearing and grading) exceeding one (1) acre on approximately 17.21± acres.
Zoning District: R1-18 (Single-Family Residential)

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

Marisa Stieve, Finance Director, St. Lawrence Church, provided updates:

Ms. Stieve: After speaking with town staff and the St. Lawrence building and grounds crew we are going to walk the property and isolate the areas behind specific houses that have a large amount of trees that were dropped. We have been instructed that they need to be cleared, whether we get someone to come in and chip them or break them down into smaller manageable parts and work with the Town to get them to the road to have them removed.

Mr. Fisher: Thank you for the update, we will continue this application to the next meeting in 2 weeks September 21, 2022.

Mr. Geisler made a motion, seconded by Ms. Anthony to continue the application to the meeting of September 21, 2022.

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

**UPDATES GIVEN
APPLICATION CONTINUED TO
SEPTEMBER 21, 2022 MEETING**

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3. Applicant: Hospitality Syracuse, Inc.
Location: 3530 West Ridge Road
Mon. Co. Tax No.: 073.02-1-72.4
Request: Site plan approval for proposed one-story drive-thru establishment (2,600± square feet) with related parking, utilities, grading, and landscaping, on approximately 0.77± acres.
Zoning District: BG (General Business)

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

Ms. Burke made a motion, seconded by Ms. Anthony to continue the application to the meeting of September 21, 2022.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
SEPTEMBER 21, 2022 MEETING**

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New Business

1. 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)

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

Walt Baker, D.S.B. Engineers & Architects, P.C.; Domenic Vendi and his son, owners of 2221 Ridgeway Avenue presented the application:

Mr. Baker: We were before the Board awhile back proposing a three-bay building but at that time, we needed to obtain a wetland variance because of the encroachment into the wetland buffer zone on the back of the property, that became very difficult, so we are opting to downsize the building, move it a little closer to the street and go with a two-bay building instead. We were before the Board of Zoning Appeals last night for a front setback variance and a parking variance which they are in favor of but couldn't act as they do not have Monroe County Planning comments. We submitted color elevations of the building not only for the addition but the entire structure to make the roof lines more symmetrical and consistent with the stone on the bottom, stucco and then a standing seam metal roof on the top.

Mr. Caterino: As far as staff comments, our building department comments were mostly related to compliance with the New York State Building and Fire code. Our Fire Marshal comments are regarding the use of the new addition and adding on to the existing building, the addition will need to be sprinklered per Town law and New York State Building code. Planning comments are regarding the parking area along Ridgeway Avenue, because we are requesting a parking variance that close to Ridgeway Avenue, we would like to see something decorative to provide a nice hard break for the parking area from the road that compliments the building as well. Mr. Baker has proposed a nice wrought iron decorative fence with decorative columns. We are wondering if they can extend the fence longer or minimize the parking and slide the fence further to the east.

Mr. Trau: Engineering has no comments.

Mr. Vendi: The fence is going to go from the gate and past the parking to the tree line with some landscaping along the front, the rocks will be removed.

Mr. Geisler: How is the gate going to close?

Mr. Vendi: It is electric and it's going to match the fence.

Mr. Timmons: In relation to the parking, how many employees do you have now and how many do you plan to expand to?

Mr. Vendi: We have six (6) employees now, but they all go to the job sites. This is just our office. We might have two (2) or three (3) cars there. We are going to reduce the parking to five (5) spots.

Mr. Selke: Do you have a rendering of the colors? Is it going to be that dark grey?

Mr. Vendi: If you look at the existing building colors, it's reddish and white, I am going to try and match that.

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Mr. Baker: The colors on auto cad is hard to get the colors you really want. Stucco is staying grey, stone along the bottom. The current red is going to a metal roof.

Mr. Fisher: This looks pretty good, we are just waiting for the Board of Zoning Appeals to be able to act, hopefully in two weeks.

Mr. Geisler made a motion, seconded by Mr. Timmons to continue the application to the meeting of September 21, 2022.

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

**MOTION CARRIED
APPLICATION CONTINUED TO
SEPTEMBER 21, 2022 MEETING**

SPECIAL PLANNING TOPICS

Old Business

None

New Business

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

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

Mr. Caterino: Nothing new to report, they are just looking to extend while they work out some items internally.

Ms. Anthony made a motion, seconded by Ms. Burke to approve two 90-day extensions, as requested by the applicant.

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

**MOTION CARRIED
TWO (2) 90 DAY EXTENSION APPROVED**

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ADJOURNMENT: 7:36 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