

A Special Meeting of the Geneseo Town Board was held on Monday, June 23, 2008 in the conference room (#2) of the Geneseo Town Office Facility.

PRESENT: W. Wadsworth, D. Dimpfl, D. Dwyer, F. Manapol, M. Tenalio  
ALSO PRESENT: J. Coniglio- Town Attorney, M. Guyon-MRB Group, K. Kamlet – Newman Development, E. Porter, C. Evershed, T. McDermott-Lowe’s, T. Lucey-APD Engineering, J. Girolamo-APD Engineering, C. Strong

**MEETING OPENING:**

Supervisor Wadsworth called the meeting to order at 7:05 pm. Councilman Manapol led the pledge to the flag and a moment of silence was held for service men and women around the world.

**EXECUTIVE SESSION:**

At 7:06 pm Mr. Dwyer moved and Mr. Tenalio seconded the motion to go into Executive Session to discuss real estate negotiations. Motion passed with voting as follows: Wadsworth-aye; Dwyer-aye; Tenalio-aye; Dimpfl-aye; Manapol-aye. Nays: None.

At 8:10 pm Mr. Dwyer moved and Mr. Manapol seconded the motion to come out of Executive Session and go back into regular session. Councilman Dwyer reported that no action was taken during Executive Session. Motion passed with voting as follows: Wadsworth-aye; Dwyer-aye; Manapol-aye; Dimpfl-aye; Tenalio-aye. Nays: None.

**FINDINGS STATEMENT - GENESEO TOWN CENTRE PROJECT:**

The Board reviewed the Findings Statement for the Geneseo Town Centre project as adopted by the Planning Board on May 27<sup>th</sup>, in order to develop their own Findings Statement. The questions/comments/suggested changes to the findings were as follows:

*page 3, item #7* – Mr. Dimpfl questioned the definition of density of development and asked for more clarification on that phrase;

*page 3, item #8* – Mr. Dimpfl stated the applicant is seeking subdivision, site plan and special use permit approvals but there are 3 subdivisions on this parcel. Mr. Lucey responded that lot #1 is for Lowe’s, lot #2 is for the pharmacy and lot #3 is a proposed 100 ft lot along 20A which would be the buffer zone/eternal green area;

*page 4, item #9* – Mr. Dimpfl stated there is a list of reports in this item regarding traffic, etc. with these reports, is there any discussion of sidewalks to connect 20A with Lowes? And does the pedestrian and bicycle facility assessment report that is listed address the connectivity of this facility? Tom Lucey responded there is a sidewalk from 20A down Ryan Drive and Veterans Drive. GTC project would bring the sidewalk across to Lowes, down Volunteer Road to 20A;

*page 5, item #12* – Mr. Dimpfl asked what is meant by “maximum extent practicable” when it talks about traffic impact mitigation? Attorney Coniglio responded that it means “reasonably possible” and does include affordability as a factor;

*page 5, item # 13* – Mr. Dimpfl asked what are the improvements referred to when it talks about “the completion of certain pedestrian traffic and bicycle traffic safety improvements”? Mr. Lucey responded that there will be a crosswalk across Veterans

Drive and sidewalk along Volunteer Road to 20A, options for bicycle improvements will be addressed at site plan;

*page 5, item #13* –the word “environmental” should be changed to“conservation”;

*page 5, item #14* – Mr. Dimpfl questioned what are the mitigation measures?

Attorney Coniglio responded see items #42 through the end;

*page 5, item #15* – Mr. Dimpfl questioned what are the goods and services that are not currently available. Attorney Coniglio responded that broader range means larger selection and it says “according to the project sponsor”. Mr. Kamlet added that statement is also based on the CGR report;

*page 6, item #16* - Mr. Dimpfl stated that though there is not a “drive-thru pharmacy” in the town outside the village, there are options available for Wegmans delivery;

*page 6, item #17* – Mr. Dimpfl asked if the \$5 million in wages for 120 construction jobs represents employment opportunities for our area. Attorney Coniglio responded that the Board’s obligation is to address the environmental impact, employment is not an environmental impact;

*page 6, item #17* – Mr. Dimpfl asked if the 150 employees means full time equivalent of 150 employees. Mr. Kamlet responded that yes it is 150 full time equivalent, as per the Camoin study;

*page 6, item #19* – Mr. Dimpfl asked what are the advantages of PDD zoning over “conventional” zoning? And what does it mean by more efficient arrangement of varied land uses? Supervisor Wadsworth stated this paragraph is talking about a 2<sup>nd</sup> access onto Volunteer Road which will reduce the impact of all traffic;

*page 7, item #20* – Mr. Dimpfl asked what are the “other benefits” referred to in the last sentence? Mr. Wadsworth’s response was to direct him to look at page 204 on the F.E.I.S.;

*page 7, item #22* – Mr. Dimpfl stated an objective of the 1992 comprehensive plan is to “minimize sprawl”, does the PDD prevent containment of commercial on Route 20A? Attorney Coniglio responded that the Gateway is the only place that the PDD can be used and it can only use the underlying zoning.

*page 8, item #26* – Mr. Dimpfl asked about the “...conditions the Planning Board will impose regarding decreasing the size of the home improvement warehouse, increased green space and measures to be taken to preserve certain views associated with the project site,...”. It was responded that Mike Guyon of MRB Group did a column by column analysis of this project. At this time, Mike Guyon arrived and gave Mr. Dimpfl a copy of the dimensional requirement analysis of the project. Additionally, Supervisor Wadsworth read item #36 on page 11 regarding the buffer area and the 40% open space requirement;

*page 9, item #29* – Mr. Dimpfl asked what is the mitigation for the potential impact of the project on the Village National Historic District? Supervisor Wadsworth responded limiting traffic through the historic district would be a mitigation, results of the traffic study indicated that 20A will not have to be widened;

*page 9, item #31*- Mr. Dimpfl asked how the conclusion was arrived at in this item. Mr. Guyon responded that other communities were looked at and a survey of village businesses was done;

*page 11, item #36* – the last sentence of this paragraph that says “..filing an appropriate *environmental* easement...” should be changed to “...filing an appropriate *conservation* easement...”;

*page 12, item # 40* – this Findings Statement adopted by the Planning Board says “ ...the Town Board finds....” and it should say “...the Town Planning Board finds...” ;

*page 14, item # 48* – Mr. Dimpfl asked what specifically the additional buffering, landscaping and architectural features are that are required. Mr. Guyon replied that as part of site plan review, there will be discussion on buffering and landscaping;

*page 14, item #49* – Mr. Dimpfl asked if the peak to the Lowes building will be lower, due to the height of the land. Mr. Guyon responded that the land is actually lower than 20A, the land has an 896 foot elevation and the elevation along 20A is 902 feet;

*page 15, item #s 51 and 52* – Mr. Dimpfl stated these two items discuss the project’s impact on Lima Road and asked if we know the % increase, because it is hard to judge the significance of the projected increase in the number of cars/trips without knowing the present numbers. He continued stating there is a concern of increased traffic on Lima Road, and asked what types of traffic mitigation is planned, including for horse traffic – have the findings addressed horse traffic? Mr. Guyon responded that horse traffic was looked at and there is no mitigation required;

*page 18, item #64* – Mr. Tenalio advised that this item states that the project sponsor will do a traffic study of the Center Street/20A intersection at least 3 months after the project is operational and will be required to post a \$150,000 bond to cover the design and installation costs of a traffic signal there if it is warranted. Mr. Tenalio stated he believes it should be a minimum of 3 months, and that the bond requirement should be taken out of the findings or else put in criteria specifically that need to be addressed. It was agreed Town Attorney Coniglio should look at this item #64;

*page 18, item # 65* – Mr. Tenalio pointed out that this item states that if a traffic signal is warranted at Morgan View Road and Route 20A, the 20A curbcut to the project may instead be restricted to an entrance only. The board agreed that this finding should be revised to say that if the traffic signal is warranted, it will be installed. DOT approval statement will also be included in that revision. It was agreed Town Attorney Coniglio should look at this item #65;

*page 21, item # 76* – Mr. Dimpfl asked who is the keeper of the record of the provisions identified in this item #76 that the project sponsor has agreed to? Attorney Coniglio responded that it is a part of the public record. Mr. Kamlet added that the developer is bound by these provisions that he agrees to;

*page 22, item # 77* – Mr. Dimpfl expressed concern over additional large scale retailers submitting applications that the town is unable to deny. Mike Guyon responded that each application will stand on its own merit. Attorney Coniglio added that the town can still say “no” if the impact is so great that it cannot be mitigated and is detrimental to the public.

The board agreed the Supervisor and Attorney Coniglio will work on drafting the Findings Statement, as discussed and revised above, for the Town Board and circulate it to Town Board Members for their review. It is hoped the Findings Statement will be ready for the July 12<sup>th</sup> Town Board meeting. Mike Guyon of MRB Group will forward the Planning Board recommendations to Town Board Members.

**LONG POINT PARK:**

Mr. Manapol moved and Mr. Dwyer seconded the motion to hire Morgan Kuhn as a *new lifeguard at Long Point Park*. Motion passed with voting as follows: Wadsworth-aye; Manapol-aye; Dwyer-aye; Dimpfl-aye; Tenalio-aye. Nays: None.

Councilman Manapol advised the board he would like to have a dedication ceremony to *dedicate the former cottage at Long Point Park as a museum and visitor center* and asked if August 2<sup>nd</sup> or 9<sup>th</sup> would be a better date. It was agreed the Augusts 9<sup>th</sup> date at 10 am was preferred.

**ADJOURNMENT:**

At 9:50 pm Mr. Tenalio moved and Mr. Dwyer seconded the motion to adjourn the meeting. Motion passed unanimously. Jean Bennett, Town Clerk