

# Special & Regular Geneseo Town Board Meeting

## Thursday, June 12, 2014

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A Special Meeting of the Geneseo Town Board was held on Thursday, June 12, 2014 in the conference room of the Geneseo Town Office Facility.

PRESENT: William S. Wadsworth, Supervisor  
Roberta Irwin, Deputy Supervisor  
Jerald Wrubel, Councilman  
Patti LaVigne, Councilwoman  
Larry Levey – Highway Superintendent  
Courtney Kennedy, Town Clerk

ABSENT: Felicisimo Manapol, Councilman

ALSO PRESENT: Robert Wampler  
Martha Wampler  
Betsy Ott  
Robert Thayer

### **SPECIAL MEETING WITH RESIDENTS:**

At 6:02 pm, the Geneseo Town Board met with Geneseo property owners residing on Lakeville Road and (portion of) Pole Bridge, Country Club, and North Rd. This was one of a series of informal forums with residents where neighborhoods are invited to a special Town Board meeting to discuss any concerns or issues that they may have.

Residents of this area expressed concerns or asked questions about the following issues/items:

1) **Farmer's Market**- A resident asked if the town would ever host a farmer's market like other locations have. Board Members stated there is a farmer's market every Thursday night in the village at Main and Center Street. The farmer's market is scheduled to start June 19<sup>th</sup> and end October 23<sup>rd</sup>; 2) **Traffic/Roads**- A resident alleged that motorists travel at speeds higher than the posted 55mph on Pole Bridge Road. An additional concern was expressed about an area off of the road at the intersection of 20A and Pole Bridge. Larry said this "pit" was caused by NYSDOT dropping their plows at that location; 3) **Town Clean-Up**- Ms. Wampler noticed that the Town of Livonia and the Town of Avon offer a "Clean-up Day" where the towns pick up refuse at no charge. Supervisor Wadsworth informed the residents that the Town of Geneseo has found that a pay for itself system such as our transfer station on Warner Rd. works the best for our town; 4) **Farmland Protection Plan**- Supervisor Wadsworth explained that state grant money was received to develop a plan to protect prime farmland in the town; 5) **North Rd. soccer games**- Mr. Thayer expressed concern about vehicles parking on both sides of North Road while children played soccer. He believes the team meets Tuesdays, Wednesdays, and Thursdays.

At 6:54 pm Supervisor Wadsworth closed the special meeting and invited the public to stay for the regular meeting if they wished to.

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A Regular Meeting of the Geneseo Town Board was held on Thursday, June 12, 2014 in the conference room of the Geneseo Town Office Facility.

PRESENT: William S. Wadsworth, Supervisor  
Roberta Irwin, Deputy Supervisor  
Jerald Wrubel, Councilman  
Patti LaVigne, Councilwoman  
James Coniglio, Town Attorney  
Larry Levey – Highway Superintendent  
Courtney Kennedy, Town Clerk

ABSENT: Felicisimo Manapol, Councilman

ALSO PRESENT: Robert Thayer Donald McLane Al Dietrich  
Robert Irwin Ron Maxwell David Woods  
Ken Book

ARRIVING LATE: John Maxwell Dave Bojanowski

### **REGULAR MEETING OPENING, APPROVAL OF MINUTES & ABSTRACT OF VOUCHERS:**

Supervisor Wadsworth called the regular meeting to order at 7:03 pm. Supervisor Wadsworth led the pledge to the flag. A moment of silence was held for service men and women serving around the world.

The Board reviewed the May 22<sup>nd</sup> minutes. Ms. Irwin moved and Ms. LaVigne seconded the motion to approve the minutes of May 22, 2014. Motion passed with voting as follows: Wadsworth-Aye, Irwin-Aye, LaVigne-Aye. Nays: None. Councilman Wrubel abstained from voting as he was absent from the May 22<sup>nd</sup> meeting.

The Board reviewed abstract #6 of 2014 of vouchers. Mr. Wrubel moved and Ms. Irwin seconded the motion to approve payment in the indicated amounts for vouchers #370 through #459 in the following amounts:

General A vouchers #372 thru #459	\$31,945.72
General B vouchers #376 thru #437	\$4,316.23
Highway DA vouchers #370 thru #454	\$18,871.81
Highway DB vouchers #378 thru #456	\$12,141.83
Special Light District voucher #431	\$299.35
Sewer District vouchers #371 thru #400	\$162.22
Water O&M SW0 vouchers #371 thru #432	\$9,204.43

And totaling \$76,941.59. Motion passed with voting as follows: Wadsworth-Aye, Irwin-Aye, Wrubel-Aye, LaVigne-Aye. Nays: None.

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### **THANK YOU TO THE LYONS:**

Mr. Wrubel moved and Ms. Irwin seconded the motion to approve and sign the letter to the Lyons as presented. Motion passed with voting as follows: Wadsworth-Aye, Irwin-Aye, Wrubel-Aye, LaVigne-Aye. Nays: None.

### **THE HAMMOCKS LINE OF CREDIT:**

The board members reviewed a request from MRB Group in regard to the Hammocks at Geneseo's request for a drawdown on the security deposit for the grading components of work and on the letter of credit established for the remaining infrastructure. Ms. Irwin moved and Mr. Wrubel seconded the motion to approve the request for Drawdown #1 for the Grading Deposit totaling \$33,584.34 and Infrastructure Letter of Credit totaling \$192,309.26. Motion passed with voting as follows: Wadsworth-aye; Wrubel-aye; Irwin-aye; LaVigne-aye. Nays: None.

### **MT. PLEASANT CEMETERY:**

The Board reviewed a request from the Mt. Pleasant Cemetery Secretary seeking financial assistance for mowing and maintenance of the cemetery in 2014. The cemetery has also asked to use any left over blacktop the Highway Department may have. Supervisor Wadsworth advised that \$5000 is budgeted in the 2014 budget for Mt. Pleasant Cemetery.

### **PROPOSED LOCAL LAW REGARDING USE CLASS 13:**

Mr. Wrubel moved and Ms. LaVigne seconded the motion to adopt Local Law #1 of 2014 as amended:

#### **Town of Geneseo Local Law No. 1 of the year 2014**

A local law amending §106-13 (10) of the Code of the Town of Geneseo to provide dimensional requirements for multi-family apartment and townhouse developments.

Be it enacted by the Town Council of the Town of Geneseo as follows:

Use Class 13, Multifamily Residential and Conversions, includes multifamily apartment structures and town homes. Such dwelling structures shall be served with public water and public sanitary sewer facilities meeting State Sanitary Codes and parking facilities. All structures shall be attractively landscaped, shall have adequate ingress and egress and shall provide a usable open yard or recreation space of at least 500 square feet per dwelling unit and shall comply with the following dimensional requirements:

(a) Lot size, width and density requirements shall be as follows:

[1] Townhouses.

[A] Minimum development lot area: one acre.

[B] Maximum density, dwelling units per gross acre: six units.

[C] Minimum lot width: 20 feet.

[2] Apartments.

[A] Minimum development lot area: one acre.

[B] Maximum density, dwelling units per gross acre: 10 units.

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[C] Minimum lot width: 50 feet.

(b) Front, side and rear setbacks shall be as follows:

[1] Minimum front setback: 35 feet.

[2] Minimum side setback: 15 feet.

[3] Minimum rear setback: 15 feet.

[4] Minimum side and rear, abutting residential district: 40 feet.

[5] Minimum side (not front) on corner lot: 30 feet.

[6] Attached dwellings shall not be required to provide side setbacks.

(c) Unit size shall be as follows:

[1] Townhouse:

[A] Attached dwellings shall provide a minimum of 960 square feet of total livable floor area per unit.

[2] Apartment should provide the minimum dwelling area per unit according to the following:

[A] Efficiency: 400 square feet.

[B] One bedroom: 600 square feet.

[C] Two bedrooms: 750 square feet.

[D] Three bedrooms: 900 square feet.

(d) Maximum building height.

[1] Maximum height for principal buildings or structures shall not exceed two stories or 35 feet.

[2] Maximum height for accessory structures or buildings shall not exceed 20 feet.

(e) Maximum lot coverage with impervious surface shall be 50%.

Motion passed with voting as follows: Wadsworth-aye; Wrubel-aye; Irwin-aye; LaVigne-aye. Nays: None.

### **LAKE DISTRICT FENCE ISSUE:**

Ken Book approached the board and stated that he was representing the Town Planning Board for Mr. Folts and the Zoning Board of Appeals for Mr. Maxwell. Mr. Book stated that the issue came up last year because there were no fence regulations for the Lakeshore District. One of the major concerns is with the Gray subdivision. Mr. Gray would not allow for fences on the properties. Each lessee is now an owner of the land their home is located on. A draft fence law was included in board member's packets. The proposed law passed the Zoning Board of Appeals 5 to 0 to be sent to the Planning Board. The Planning Board voted 6 to 1 to send the draft law to the Town Board. After discussion on the wording of the proposed law, Ms. Irwin recommended the Town Board and Planning Board have a joint work session meeting. Mr. Maxwell recommended adding the Zoning Board of Appeals to the joint meeting. Ms. LaVigne asked to set a tentative time table for the meetings. Supervisor Wadsworth stated that meetings will be held every Thursday night at 7:00 pm until the current draft is revised to create an enforceable law.

### **CONESUS LAKE/LONG POINT PARK:**

Catholic Charities submitted a request to the Board to use Long Point Park and have the fee for the use of the pavilion waived. Ms. Irwin moved to conditionally approve their request, contingent on

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the organization supplying the Town Clerk with an insurance certificate that meets all of the Town's requirements and their payment of the security deposit. Mr. Wrubel seconded the motion. The motion passed with voting as follows: Wadsworth-aye; Irwin-aye; Wrubel-aye; LaVigne-aye. Nays: None.

### **STREAMBANK REMEDIATION:**

Superintendent Levey advised the board on the status of the Streambank Remediation project. He reported that everything is surveyed and all easements have been filed. They were ready to start working when they noticed that guide cables for utilities are located in the area the work needs to be performed. Mr. Levey stated that they are waiting to hear back from National Grid in regard to the cables. It was hoped to get started now and have the job completed by July 4, 2014 by it may not start until after the holiday.

### **DAVE BOJANOWSKI-GENESEE VALLEY CONSERVANCY:**

The Genesee Valley Conservancy will be submitting an application to New York State on behalf of Garry and James VanDeWeert for Farmland Protection Implementation Grants (FPIG). The Genesee Valley Conservancy will hold a conservation easement for the farm. Ms. LaVigne motioned to approve a letter from the Town of Geneseo supporting the Genesee Valley Conservancy's application for a conservation easement on the VanDeWeert farm. Mr. Wrubel seconded the motion. Motion passed with voting as follows: Wadsworth-aye, Irwin-aye, LaVigne-aye, Wrubel-aye. Nays: None.

### **EXECUTIVE SESSION:**

At 7:57 pm Ms. Irwin moved and Mr. Wrubel seconded the motion to go into Executive Session to discuss a personnel issue. Motion passed with voting as follows: Wadsworth-aye, Irwin-aye, LaVigne-aye, Wrubel-aye. Nays: None.

At 8:09 pm Ms. Irwin moved and Mr. Wrubel seconded the motion to come out of Executive Session, with no action taken. Motion passed with voting as follows: Wadsworth-aye, Irwin-aye, LaVigne-aye, Wrubel-aye. Nays: None.

### **MISCELLANEOUS:**

Included in the meeting packets were the following items: The May Code Enforcement Report.

At 7:15pm Donald McLane approached the board with concerns about the water in Jaycox Creek. He alleged that a recent storm left the ***creek full of debris and stone***. Highway Superintendent Levey explained that the flood we experienced is unusual and he has contacted State departments and Homeland Security in regard to the damage that resulted from the storm.

Ms. LaVigne has added some items to the ***community talking points*** and will be fact checking each.

### **ADJOURNMENT:**

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At 8:40 pm Ms. Irwin moved and Mr. Wrubel seconded the motion to adjourn the meeting. Motion passed unanimously.

Courtney Kennedy, Town Clerk