

**Town of Geneseo Planning Board
Regular Meeting Minutes
4630 Millennium Drive
March 10, 2008
7:00-8:30 P.M.**

Members Present:

Dwight Folts
Margery Wilkie
Mark Shepard
Hank Latorella
Tom Curtin
Patti LaVigne

Also Present:

Ron Maxwell, CEO
Ken Book
Sharyn Duffy
Catherine Evershed
Corrin Strong
Barry Carestio

Excused:

Trish Jones

1. **Call to Order:**

Dwight Folts, Chair, called the regularly scheduled monthly meeting of the Planning Board to order at 7:00 p.m. in the conference room of the Town Offices.

2. **Review of Minutes:**

The minutes of the February 11, 2008, Planning Board meeting were reviewed.

**Hank Latorella made the MOTION to accept the minutes as corrected.
Margery Wilkie SECONDED the motion.**

**All in favor: Patti LaVigne, Dwight Folts, Hank Latorella, Mark Shepard, Tom Curtin
and Margery Wilkie.**

Opposed: None.

MOTION PASSED.

3. **Code Office Report and Other Business:**

The list of Town Building Permits (and other permit information) for the period 02/01/08 – 02/29/08 was received by the Planning Board. Ron Maxwell, CEO, said the code office is in the midst of doing fire inspections.

At this time Mr. Maxwell brought up the subject of Staples. He presented a drawing which he had received showing a canopy with a red stripe around it. There was some discussion among Planning Board members about the red stripe and the board's past decisions involving TSC and their wish to use a traditional red stripe.

It had been decided that the facade was to remain as New Plan had proposed for all stores. Mr. Maxwell will request a new diagram in color which he will bring back to the Planning Board and the Architectural Review Board to further examine.

4. **PUBLIC HEARING for Final Approval: Schwan three-lot subdivision on West Lake Rd. south of Gray Rd. intersection, tax map #73.-1-33.**

Barry Carestio, surveyor, represented John and Carolyn Schwan for this three-lot subdivision. The Schwans were out of town.

Chair Folts opened this public hearing at 7:15 p.m. and announced that the hearing would remain open for 30 minutes. He announced that during this time the floor would remain open for any comments from those present.

The hearing was held open for thirty minutes. There were no comments from the floor and the chairman closed the public hearing at 7:45 p.m.

Mark Shepard made the MOTION to grant FINAL APPROVAL for the Schwan three-lot subdivision on West Lake Rd. south of Gray Rd. intersection, tax map #73.-1-33.

Tom Curtin SECONDED the motion.

All in favor: Patti LaVigne, Dwight Folts, Hank Latorella, Mark Shepard, Tom Curtin and Margery Wilkie.

Opposed: None.

MOTION PASSED.

It was noted by the chair that SEQR was completed at an earlier meeting date. Mr. Carestio brought the necessary maps for signing.

5. **General discussion of manufactured (and mobile) housing developments in the Town of Geneseo: zoning issues, lot sizes and potential recommendations to the Town Board.**

Hank Latorella presented his further research into the above subject with a slide show. Mr. Latorella pointed out the lack of a conventional mortgage available to Lakeville Estates' prospective homeowners. Margery Wilkie said she knows owners who have sold their conventional homes and have paid cash for their manufactured home. She feels the real issue is the availability of a residence offering outside maintenance and a single story for seniors.

Mr. Latorella compared a Lakeville Estate home to a home with comparable monthly loan/mortgage payment and purchase price in Webster. The former home will depreciate to zero in twenty years while a conventional home retains more of its original value. These homes neither serve our senior citizens for financial, nor for safety and lifestyle reasons, or our whole community for demographic reasons.

Financial Reasons in Mr. Latorella's slide show were as follows:

1. Because they depreciate so rapidly, seniors who invest in these homes will be unable to recover their money for the next stage of their lives.
2. Because of the differences in financing costs, the actual monthly payment costs for a mobile (or manufactured) home are equal or above that of an equivalently sized townhouse, which has far more long-term value and is more suited to senior living.

Safety and Lifestyle Reasons:

1. Because of the nature of a temporary structure, these mobile/manufactured homes must be placed high above grade (with many steps) which is bad for seniors.
2. Many lots in Lakeville Estates have steep grades which, again, are bad for seniors.
3. There is the potential for cramping and privacy impingement, if rules about mobile (or manufactured) home placement and lot size are not adhered to.
4. Because of the close proximity of the mobile homes to each other, special care should be taken to insure that the sites are maintained, parking rules are in place, and that additions and outbuildings be tastefully done.

The presentation showed some unsavory examples from other parks.

Community Demographics:

1. Communities are measured by their demographics and, therefore, any housing that is below the national average in value will skew our home value demographics downward. This demographic standing affects the kind of future development investment that will occur in Geneseo.
2. Because we already have a substantial amount of low income housing, with low per unit value, we should be wary of adding more sub-standard housing, especially if it is not needed for our own citizens, but, rather, is being built for people outside of our community.
3. Geneseo already has a large mobile (manufactured) home park relative to its population. Increasing the size of Lakeville Estates, by allowing smaller lots will result in an unusually large percentage of our residents living in these homes compared to many other communities.

4. The question was raised of whether we should allow any additional mobile home parks or restrict them to a specific part of the town, because of their impact on adjacent property values. Currently, according to Ron Maxwell, they can be placed anywhere that there is water and sewer coverage.

Gypsum Mills, also owned by the Morgans, was described by several board members who have visited there. Board members expressed their desire not to allow a park where homes are “sandwiched in” as a perpendicular placement of the home on the lot allows.

There ensued a lengthy discussion among board members about the ultimate minimum size of a lot for double wide homes. The importance of setbacks was discussed.

Patti LaVigne, said that while she agrees with most of the points in the presentation, there are some restrictions, such as not allowing the parking of a resident’s company car outside, that she has a problem with. She stressed, also, that Lakeville Estates is not low income housing. She is working on the Comprehensive Master Plan and there is no plan for a mobile home park in the future.

Chair Folts pointed out that many things such as landscaping, parking, etc. are governed by the Homeowners Association. He asked board members if there were any recommendations he should bring to the Town at this time. Members thought this would be premature before the Planning Board had an opportunity to talk with residents of Lakeville Estates. The chair will contact the Lakeville Homeowners Association and invite them to come to the April 14 Planning Board meeting.

Ms. Duffy, among the attendees, raised the question about mobile homes being placed on lots near her. Ron Maxwell responded that they are allowed by code.

The entire slide show mentioned above is available in the official file.

6. **New Business:**

Margery Wilkie and Ron Maxwell, CEO, brought up the fact that Peter Bruckel has succeeded in rezoning the Morganview Road property. Originally, Boyd Brokaw had come before the board several times with his wish to also develop this property. However, Mr. Bruckel will now be the sole developer on the subdivision application.

Correspondence from Jean Bennett, Town Clerk, and dealing with Local Law #1 of 2008 rezoning four parcels on Morganview Drive from Agricultural/Residential to Low Intensity Office was received by the Planning Board and is included in the official record.

There was a brief discussion that any future building will need to have a “residential” rather than commercial appearance. It will come before the Architectural Review Board.

7. **Adjournment:**

There being no additional business, the meeting was adjourned at 8:30 p.m.

Hank Latorella made a MOTION to adjourn the meeting at 8:30 p.m.

Margery Wilkie SECONDED the motion.

All in favor: Patti LaVigne, Dwight Folts, Mark Shepard, Trish Jones, Hank Latorella, Tom Curtin and Margery Wilkie.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm