

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
June 9, 2008
7:00 – 9:30 P.M.**

Members Present:

Dwight Folts, Chair
Patti LaVigne
Tom Curtin
Hank Latorella
Margery Wilkie
Mark Shepard
Trish Jones

Others:

Glenn Baughman
Sanford Vreeland, PE
Peter Bruckel
Edmund Martin
Kevin Morgan
Karl Essler, Esq.
Don Barber

Julie Marshall
Roxanne Baker
Brian Davis
Corrin Strong

Also Present:

Frank Pavia, Esq.
Ron Maxwell, CEO
Michael Guyon, PE
Jim Coniglio, Esq.

1. **Call to Order:**

Chair Folts called the regular monthly meeting to order in the board room of the Town Offices at 7 p.m. He explained briefly to those present that it would be necessary to change the agenda order slightly.

2. **Review of Minutes:**

Chair Folts explained briefly to board members that the May 12 minutes in their revision were delayed due to the need to purchase a new transcription machine. The secretary had been using her own machine at home and that has broken. The Town Clerk is ordering a new machine.

The minutes of the May 27, 2008, Planning Board work meeting were then reviewed.

Tom Curtin made the MOTION to accept the minutes as corrected.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

3. **Executive Session:**

Chair Folts explained that it was necessary to go into a brief Executive Session before the Coast Professionals presentation. The purpose of the session was to discuss legal representation.

Tom Curtin made the MOTION that the Planning Board go into Executive Session for the purpose of discussing legal representation.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Planning Board members then met briefly in the small conference room. No action was taken while in session. The length of the session was less than ten minutes. Members then came back into the main board room.

Trish Jones made the MOTION to come out of Executive session.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Tom Curtin made the MOTION recommending a change of attorneys to Underberg and Kessler in matters involving Coast Professionals.

Trish Jones SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

4. **Coast Professional, Inc.**

Several people interested in bringing this group to the Geneseo area were introduced. Julie Marshall, Deputy Director for the county, has served as a resource in Empire Zone funding. She was thanked by Coast Professional representatives, Roxanne Baker and Brian Davis, CEO.

The latter explained the company's wish to expand to this area and build a small facility near Volunteer Road. The four-acre parcel (known as the Cofield site) in mind has already been subdivided and SEQR has been done.

Brian Davis explained that Coast Professional works closely with individuals and colleges as well as the Department of Education in "keeping the financial portfolios of colleges healthy."

The company was founded in 1976 and is a member of the Better Business Bureau. Mr. Davis said as many as one hundred people would be employed in the Geneseo facility within a given three-year time period. The size of the original building is estimated to be about 4,100 sq. ft. but this is not definite. Board members asked about the educational level of employees. Mr. Davis explained that a high school diploma is not necessary because employees receive professional development training. He went on to say that the Geneseo site had been chosen after looking at the entire Livingston County. Their time frame is before the end of 2008/start of 2009.

A sketch of the concept site plan was distributed by Thomas Palumbo of Stantec to the Planning Board members. Photos of the view looking north on Volunteer Road were also distributed. The Cofield site is across from Wal-Mart. The building could have a brick front and is to be a "class A building" as described by Mr. Davis.

At this time, Jim Coniglio, Esq., from Underberg and Kessler, said it would be appropriate now for Coast Professional to submit a formal application to the Planning Board for Concept and Preliminary Approval.

5. **Code Office Report.**

The monthly report for the period 05/01/08 through 05/31/08 was received by Planning Board members. There was no discussion.

6. **PUBLIC HEARING for FINAL APPROVAL: Barber two-lot subdivision, town lot no. 151 Lakeville-Groveland Road near the intersection of Booher Hill, tax map#100-1-1.1.**

Chair Folts opened the public hearing at 7:20 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 about the proposed subdivision from those present.

Mr. Barber reported that he had met with the county regarding the issue of the driveway in terms of road cut and its proximity to a nearby road. He will leave a copy of a letter at the Code Office when he picks up signed maps to be filed with the county.

The public hearing was held open for thirty minutes. There were no comments from the floor and the chair closed the hearing at 7:50 p.m.

Mark Shepard made the MOTION to grant FINAL APPROVAL for the Barber two-lot subdivision, town lot no. 151 Lakeville-Groveland Road near the intersection of Booher Hill, tax map#100-1-1.1.

Patti LaVigne SECONDED the motion.

All in favor: Patti LaVigne, Dwight Folts, Hank Latorella, Trish Jones, 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. The maps were signed.

7. **PUBLIC HEARING for FINAL APPROVAL: Sandrock two-lot subdivision, Polebridge Rd., 1623 feet south of Triphammer, Tax Map#64-1-14.211.**

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

The public hearing was held open for thirty minutes. There were no comments from the floor and the chair closed the hearing at 8 p.m.

Hank Latorella made the MOTION to grant FINAL APPROVAL for the Sandrock two-lot subdivision, Polebridge Rd., 1623 feet south of Triphammer Rd., Tax Map#64-1-14.211.

Dwight Folts SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

The maps were signed by the chair.

8. **Lakeville Estates.**

Hank Latorella presented his motion and the reasoning behind it. (A copy of this document with the motion is contained in the official file.) Patti LaVigne had some reservations about the language such as “affordable housing.”

Discussion then ensued among board members on that issue as well as other language and future housing in Geneseo. Mr. Latorella continued to read his proposal. Frank Pavia, Esq., said number 8. and zoning rights was really a Town Board decision. Mr. Latorella stressed that the Planning Board can make recommendations, however, and his document gives the background of those recommendations.

Chair Folts asked for representatives from Lakeville Estates to come forward. Mr. Karl Essler, Esq., spoke about how necessary it was to maintain the number of lots. The current proposal, he said, maintains lot coverage at a maximum of 30% with a 25-foot setback. Overall lot size average would be greater than 7,200 sq. feet. He said the market does not support putting doublewides on a large lot. Mixing singlewides and doublewides is attractive to the public, he claimed. Lakeville Estates, he continued, needs to maintain 164 lots in order to survive economically. The adoption of the Planning Board's proposal would mean losing 18 to 20 lots. Mr. Essler said he does not understand the setback requirements and believes them to be excessive given the demonstrated needs. He thinks the code is outdated.

Lakeville Estates wants a higher density in lot numbers rather than the board's recommended 144 lots.

Tom Curtin said he could understand the attraction of different lot sizes. There was discussion among board members. Chair Folts said Lakeville Estates will be put on the July agenda in order to continue the discussion.

9. **CONCEPT APPROVAL: Baughman two-lot subdivision, Polebridge Rd., tax map # 64-2-7.11.**

Glenn Baughman spoke about his wish to subdivide 72 acres. The lot he plans to build on in three to four months would be six acres, with 66 acres remaining from the original plot. The land is in the process of being surveyed so Mr. Baughman was not able to produce maps for this meeting.

Trish Jones made the MOTION to grant CONCEPT APPROVAL for the Baughman two-lot subdivision, Polebridge Rd., tax map # 64-2-7.11.

Hank Latorella SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Mr. Baughman will bring the necessary number of maps to the July Planning Board Meeting for Preliminary Approval. He was also asked to bring in water/well testing results.

10. CONCEPT APPROVAL: Bruckel (medical building/s) site plan of Morganview Road property which consists of lot#1: tax map# 81.-1-29.8; lot#2: tax map#81.-1-29.7; and lot#3: tax map#81.-1-29.6.

Edmund Martin, PE, from Land Tech presented new drawings which comply with the code. He reported that Andy Smith, a wetland biologist, had been retained to do the necessary investigation of wetlands. A field investigation was done and Mr. Smith concluded that “it is not jurisdictional.” Therefore, there are no state or federal wetlands. Mr. Martin will send Mr. Smith’s report to Mike Guyon. Ron Maxwell said that the Army Corp. of Engineers will still need to “sign off.” He also requested that Mr. Martin provide a letter or a report on SHPO and SPDES compliance. Information on the archeological study also needs to be provided for the official file.

Board members viewed the new drawing and noted that it appears that several parking lots are shared. This might pose a problem in the future should one building be sold apart from the other two. Easements for the entrances would have to be done. Ron Maxwell said he is concerned that there is enough parking for lot#3 where physical therapy offices are to be housed. Mr. Martin said there are five parking spaces per doctor/professional and he believes the PT parking to be adequate.

Mike Guyon said that a traffic study must be done as part of site plan review as well as full design plans.

Board members discussed the retention ponds. No action was taken.

Chair Folts asked about Peter Bruckel’s plans for the hedgerow. Mr. Bruckel said he would like to put in a new hedgerow with 2-3 foot berms and bushes; there would be no fence.

Trish Jones made the MOTION to grant CONCEPT APPROVAL for the Bruckel (medical building/s) site plan of Morganview/Reservoir Road property – Lot#1: tax map# 81.-1-29.8; lot#2: tax map#81.-1-29.7; and lot#3: tax map#81.-1-29.6.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

It is to be understood by the Applicant that a traffic study is to be done pending Preliminary Approval.

Mr. Bruckel offered to bring letters from his neighbors in support of his project in lieu of a public hearing. No decision on this was made by the board.

11. **CONCEPT APPROVAL: Bruckel subdivision of Genesee Valley Plaza property, tax map # 81.-1-29.481 & 482.**

This property is located behind Wegman's where duplexes were built/placed. The subdivision of this property was filed at County Clerk's office by deed only and approval of subdivision maps by Town Planning Board is required. Applicant presented one map at meeting. He was reminded that five, including the Mylar, are required. Mr. Bruckel said he would drop these off at the Code Office.

Planning Board members then discussed at length the various approvals for the three lots. However, since this is a simple subdivision of a lot, Frank Pavia explained that it is exempt from SEQR.

Tom Curtin made the MOTION to grant CONCEPT, PRELIMINARY and FINAL APPROVAL for the Bruckel two-lot subdivision of Genesee Valley Plaza property, tax map # 81.-1-29.481 & 482.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

12. **New/Other Business.**

Chair Folts asked if there was any new business. Trish Jones asked about the training requirement of four hours a year. Anything in excess of four hours accrued during one year can be applied to the following year's requirement. Frank Pavia suggested on-line courses.

No other business was presented.

13. **Adjournment:**

There being no additional business, the meeting was adjourned at 9:30 p.m.

Hank Latorella made a MOTION to adjourn the meeting at 9:30 p.m.

Mark Shepard SECONDED the motion.

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

**Opposed: None.
MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

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