

**Town of Geneseo Planning Board
Work Meeting Minutes
July 21, 2008
7:00 – 10:00 P.M.**

Members Present:

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

Others:

John Girolamo
Tom Lucey
Ken Kamlet, Esq.
Doug McCord
David Wiedemer, DeWolff
Thomas Greiner, Esq.
Dan Dimpfl, ARB

Ken Book, ARB
Sharyn Duffy
Edmund Martin, PE

Excused:

Mark Shepard

Also Present:

Joseph Picciotti, Esq., Harris Beach
Michael Guyon, P.E., MRB Group
Jacki Smith, Esq., Harris Beach

1. **Call to Order:**

Chair Folts called the work meeting to order at 7 p.m. in the board room of the Town Offices.

2. **Review of Minutes:**

The minutes of the May 12, 2008, Planning Board meeting were reviewed.

Hank Latorella made the MOTION to accept the minutes as corrected and amended.

Tom Curtin SECONDED the motion.

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

Abstained: Trish Jones (Away on May 12, 2008)

Opposed: None.

MOTION PASSED.

The minutes of the June 9, 2008, Planning Board meeting were reviewed.

Trish made the MOTION to accept the minutes as presented.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

The minutes of the June 23, 2008, Planning Board meeting were reviewed.

After considerable discussion, no action was taken. The minutes will be re-visited at the August 11, 2008 Planning Board meeting.

3. **GTC: Site Plan Review and Recommendations to the Town Board, continued.**

Architect, Doug McCord, presented plans for landscaping and plantings. Chair Folts opened this discussion among board members.

Margery Wilkie read the Minutes from the July 15, 2008 Architectural Review Board meeting. She then went over each item with board members as follows: (Copy of these minutes is in the official file.)

There were questions concerning the height of the trees to be planted along the berm to the east. Mr. McCord said these were to be seven to eight feet high. Trees such as Douglas fir, white spruce, evergreens are to be planted. Ms. Wilkie said that Newman is responsible for the landscaping that Lowe's agrees to. She wants landscaping along/around the Garden Center. Ms. Wilkie asked what the height was of the back of the Home Improvement Center. The building height will be 35 feet in the back.

From the July 15, 2008, ARB Minutes:

Item 1. Planning Board members agreed.

Item 2. Ken Book (ARB) spoke to the issue of outside storage and the ARB's wish to have nothing stored or sold from the parking lot or the south side. Margery Wilkie does not want the appearance of an outdoor warehouse.

Hank Latorella suggested a screening accommodation of the Garden Center possible at some point in the future. He called the board's attention to photos of other Lowe's (e.g. Macedon). He showed various forms of fencing which would make it possible to sell trailers, sheds, etc. The fence could then extend far enough back to shield the dumpsters. Margery Wilkie suggested even a half-wall such as the Amherst store.

Roughly 35% of Lowe's sales come from the Garden Center. However, Taylor McDermott from Lowe's has said that nothing will be sold from parking lots in the Geneseo store.

A slide show was presented by David Wiedemer, RA (DeWolff Partnership).

There was considerable discussion between board members and Tom Lucey about screening on the side toward 20A. There is a 20-30 foot ditch along that side which will prevent the landscape screening from being as dense as in other areas. The height, thickness and general appearance of the berm along the 20A side was discussed. Hank Latorella brought up the need to allow for possible future widening of 20A.

A wall as suggested above could be a maintenance nightmare, according to Tom Lucey. Such a proposed "above the knee wall" would be erected behind three sets of screenings including parked cars. He does not think it necessary because he does not think it will be visible. He suggested making screenings/plantings denser.

Mr. Wiedemer continued with his slide show, saying the view from 20A will be a "clean view" in that no articles will be sold. Patti LaVigne asked about shadow fencing.

Chair Folts asked for a recommendation from board members that could be made to the Town Board. Hank Latorella recommended that GTC/applicant provide adequate screening at the south elevation either by landscaping, shadowbox fencing, wall fencing or privacy panel, together with additional berming up front as is appropriate.

Joseph Picciotti, Esq., said that the Town Board will normally not deal with landscaping as this is left to the Planning Board.

The above was originally made as a motion but then board members decided to make recommendations only tonight.

Item 3. Planning Board members agreed to forward this recommendation on to the Town Board. Consensus was that the walls around the dumpsters are to be masonry.

Therein ensued much discussion among board members regarding the proposed height of Lowe's peak.

The Lowe's representatives claim this is a part of their trademark; the original proposal was 52 feet. Various heights were proposed. The current height allowed for Mixed Use III is 35 feet unless there is a demonstrated need that it be higher. Trish believes the proposed 45 feet is ok because the building's overall scale is large. Tom Curtin said he thought the height might be dictated by the design of the parapet. Hank Latorella said that normally the height for business would be 40 feet and questioned what would be the proposal of the next project if 45 feet were allowed.

Patti LaVigne proposed a recommendation of 40 feet. She said the height of this peak will have an effect on community character and wishes to acknowledge the public concern about the effect of the peak on the viewshed.

There was a recommendation to the Town Board that the peak be 40 feet but Planning Board members were not unanimous in their recommendation.

Item 4. Margery Wilkie would like to recommend further berming around ponds. None of the retention ponds in Geneseo have fences. The board is against chain link fencing. Ken Kamlet said the ponds are an “attractive nuisance” and may be eight to ten feet deep. Mike Guyon said that Phase 2 requires there be a safety measure in the pond. For example, no steep drops in water depth. Tom Lucey suggested a split rail fence could be done which would also discourage geese.

Tom Lucey updated board members and said that the necessary wetland applications have been submitted. A preliminary review has been done by the Army Corp of Engineers.

Board members requested that merchandise not extend above the garden center fence.

Lowe’s representatives also agreed to grade and seed the pharmacy site if the pharmacy is not built right away.

Doug McCord, landscape architect for this project, then spoke about plans for a sidewalk along 20A and Volunteer Road up as far as the entrance to Lowe’s. Chair Folts requested that the material be permeable, not concrete, as that is more conducive to a walking trail. The question then arose as to whether the town would maintain it. Tom Greiner, Esq., replied that it is customarily the responsibility of the municipality. The sidewalk will be ten feet from the road.

The remainder of the ARB minutes were reviewed.

4. **PUBLIC HEARING: Final Approval for Bruckel (medical building/s) site plan of Morganview 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.**

Chair Folts opened the above public hearing at 7:20 p.m. to comments from the floor.

The hearing was held open for 30 minutes, during which time there were no comments from the public. Chair Folts closed the public hearing at 7:50 p.m.

Discussion ensued among board members. Michael Guyon, Town Engineer, went over his June 21, 2008 and July 21, 2008 memos written to Dwight Folts concerning requirements necessary for the above project’s application to be considered complete before a decision can be made regarding final approval.

Items required and missing included proof of some sort of a “cross” easement for the future should the individual lots be broken up and sold separately, SEQR requirement for a traffic report (not a draft), a lighting plan, the necessary number of full scale drawings (color renderings) and maps, written SHPO and SPDES-discharge info, letter/report from wetland biologist on the southwest corner on jurisdiction, report on archeological survey/study, as well as other items in Mr. Guyon’s memos. Chair Folts emphasized that these items and reports need to be presented in advance so that board members, in addition to other town officials such as town engineer and code officer, may study them before making a decision.

Mike Guyon offered to sit down with Edmund Martin and go over the needed items (such as drainage) in more detail so that the board could make a decision on approval at a future meeting. It is requested that Mr. Guyon’s July 21, 2008 memo be responded to in written form.

Several questions from board members were directed toward Peter Bruckel, the applicant. Hank Latorella asked about landscaping and trees along Reservoir Road in addition to grading of the adjacent lot during construction. Margery Wilkie asked about the hedgerow. Mr. Bruckel said he plans to do plantings just along the building (medical) itself. Tom Curtin said he would like to see plantings along the front also. Chair Folts asked for documentation on the additional land at the north end from parcel #4 to be added to lot#3 to fulfill size requirements. Mike Guyon said that a parcel combination request still has to be filed with the county and he has the actual application for them tonight.

Samples of building materials for the medical building were requested and Mr. Bruckel replied that board members could view these materials on buildings “across the street.” Chair Folts said the Planning Board still requires actual samples in order to make an informed decision regarding approval. Ron Maxwell, CEO, said these materials are necessary in order for him to issue a building permit. Mike Guyon suggested that the grade of the parking lot be reduced in order to make it easier for those going to the physical therapy office. Edmund Martin said that 5% was the maximum allowable grade. Mr. Guyon responded that a lesser grade might still be done because of physical limitations of the PT patients.

At this point Peter Bruckel expressed his frustration regarding the length of this evening’s meeting and his belief that he had met all requirements. Both he and Edmund Martin requested “conditional” final approval from the Planning Board, with engineering and code office requirements satisfied at a future date. Mr. Martin said he has gone all over the state and has only presented a map complete and ready for final signature at a public hearing once before and again, requested the board’s approval tonight. At this point, Joseph Picciotti said that the board must have time to review material submitted, such as a traffic study which was only just received in draft form at this meeting. He also said the board cannot give a conditional approval.

Margery Wilkie requested that items mentioned in Mike Guyon's memos be responded to in a letter that board members could review in advance of the August meeting.

Chair Folts said discussion on this project will continue at the next meeting. The public hearing has been held and the board will make its decision regarding final site plan approval at the August 11, 2008 meeting.

5. **Adjournment:**

There being no additional business, the meeting was adjourned at 10:00 p.m.

Trish Jones made a MOTION to adjourn the meeting at 10:00 p.m.

Margery Wilkie SECONDED the motion.

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

Opposed: None. MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm