

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
February 9, 2009
7:00 – 8:00 P.M.**

Members Present:

Dwight Folts, Chair
Tom Curtin
Hank Latorella (late due to another presentation)
Marcea Clark Tetamore
Mark Shepard
Patti LaVigne
David Woods

Others:

Ron Maxwell, CEO

Others/Public Present:

Fred Staley
Mary Calabrese, Esq.
Geneseo students

1. **Call to Order:**

Chair Folts called the regular monthly meeting to order in the board room of the Town Offices at 7:00 p.m.

2. **Code Office Report:**

The list of Town Building Permits (and other permit information) for the period 01/01/09 through 01/31/09 was received by the Planning Board with a short discussion. Ron Maxwell also reported that as a result of the January 26 Planning Board meeting, Dawn Aprile plans to meet with Jim Coniglio to further discuss what is needed for her *Valley at Geneseo* project. Ron stated that Staples is now open.

3. **Review of January Minutes:**

The minutes of the January 12, 2009 Planning Board regular monthly meeting were reviewed.

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

Marcea Clark Tetamore SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, Mark Shepard, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: Patti LaVigne and David Woods (Did not attend this meeting.)

MOTION PASSED.

The minutes of the January 26, 2009 Planning Board work meeting were then reviewed.

Patti LaVigne made the MOTION to accept the minutes as corrected.

Tom Curtin SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, David Woods, Patti LaVigne, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: Mark Shepard (Did not attend this meeting.)

MOTION PASSED.

3. **Special Use Permit Amendment Renewal for Fred Staley's RV/Recreational Vehicles stored outside:**

Chair Folts invited Fred Staley to speak to the Planning Board regarding renewal of his Special Use Permit Amendment. Mr. Staley explained that at the time he renewed his original Special Use Permit for his storage units, he had thought that this also included the Amendment granting permission for the outside storage of recreational and other vehicles. Mr. Staley requested that the Planning Board consider permitting this outside storage for an extended period of time of five years.

Mr. Staley went on to say he has invested \$1200 in putting in a culvert yet he is only generating \$800/year in revenue. Marcea Clark Tetamore, Tom Curtin and Chair Folts asked the applicant to elaborate as to the numbers and types of vehicles he is storing. Currently, Mr. Staley said there are two fifth-wheelers, two box trailers and two trucks belonging to "Tent Rental." Only 20% of the entire area set aside for outside storage is being used. However, Mr. Staley anticipates a growing need and stated that he considers this a "process in development." Vehicles are located a ways from the road. Ron Maxwell pointed out that code requires that emergency vehicles have access to the area. Mr. Staley replied that the existing farm road has been sufficient to allow trucks to carry heavy loads of corn for several years. Marcea Clark Tetamore asked where the "solid ground" is. Mr. Staley said currently the vehicles are on grass and he is reluctant to put down gravel without a demonstrated demand. Marcea Clark Tetamore said that she would like to see all vehicles parked together and facing in the same direction, including whatever vehicle is stored for a friend. She also would not like to see the number go over 20. Chair Folts suggested that Mr. Staley return if numbers are over 40 units. Patti LaVigne stated that the vehicles do not pose a problem for her due to the large setback from the road. Discussion then ensued regarding the appropriate number of vehicles and the length of time for the Amendment. Chair Folts suggested a stipulation that if the number of vehicles exceeds 30, then Mr. Staley would come back to the board. Various members of the board expressed their view as to the length of time for the permit Amendment and this was discussed.

David Woods made the MOTION to grant an extension to Fred Staley's Special Use Permit Amendment allowing the outside storage of recreational vehicles for a period of five years. The following conditions are to be met: vehicles are to be parked together in a linear fashion facing in an east-west direction in the area north of the buildings; the number of vehicles is not to exceed 30.

Tom Curtin SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, David Woods, Mark Shepard, Patti LaVigne, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: None.

MOTION PASSED.

4. **Special Use Permit Renewal for a Hair Salon, Julie (Paradis) Kirchhoff:**

Chair Folts announced that Ms. Kirchhoff was unable to attend the meeting due to her work schedule. She is, however, requesting that her Special Use Permit be extended for a period of five or even ten years or longer. There was then some discussion as to the location of the salon and the limited number of cars seen there.

Marcea Clark Tetamore made the MOTION to grant renewal of Julie Kirchhoff's Special Use Permit to operate a hair salon (home occupation) for a period of five years.

Mark Shepard SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, Mark Shepard, David Woods, Patti LaVigne, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: None.

MOTION PASSED.

5. **CONCEPT APPROVAL: Two-lot Subdivision of the Gray Property on West Lake Road, Tax Map #82-2-35:**

Mary Calabrese, Esq. spoke, explaining this subdivision application. She said this 24-acre strip of land is a part of the estate of Elizabeth Gray. It is located along West Lake Road near Long Point Road. Carol Gray would like to own the property on both sides of the road. One of her children might build on one of the lots someday but no plans for immediate development. There are two lots: one parcel is 17.949 acres and the second is 6.163 acres. The lots are zoned AG/RES, and there is water and sewer.

Discussion then ensued regarding a 1996 water easement that the town never executed/filed. Ron Maxwell said this should be settled in the next day or so and should not hold up the subdivision plans. This must be settled, however, before title can be conveyed.

The maps were examined. SEQR short form was then done by the Planning Board.

Patti LaVigne made the MOTION for SEQR negative declaration for the Gray Estate two-lot subdivision located at the NW corner of West Lake Road and Long Point Road, tax map#82.-2-35. There were no significant adverse environmental impacts identified or addressed.

Hank Latorella SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, Mark Shepard, David Woods, Patti LaVigne, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: None.

MOTION PASSED.

Marcea Clark Tetamore made the MOTION grant CONCEPT APPROVAL for the Gray Estate two-lot subdivision located at the NW corner of West Lake Road and Long Point Road, Tax map#82.-2-35.

Mark Shepard SECONDED the motion.

All in favor: Dwight Folts, Hank Latorella, Mark Shepard, David Woods, Patti LaVigne, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

Abstained: None.

MOTION PASSED.

David Woods and Marcea Clark Tetamore asked that the water easement be executed within the next few days. CEO Maxwell said the engineer will be coming tomorrow and he will copy Mary Calabrese in on whatever happens. Chair Folts said he will call Jim Coniglio.

A Public Hearing will be scheduled for March 9, 2009 at 7:15 p.m. At that time both Preliminary and Final Approval may be granted.

6. **New/Other Business:**

Chair Folts has been informed by Newman Development Corporation that Walgreens has withdrawn from the project due to the current economic conditions. Chair Folts announced that Newman Development will likely come back next month with plans for a bank.

Planning Board members discussed whether this project should be sent to the county. The feeling was that it should be. Patti LaVigne questioned whether the (original) PDD dealing with a home improvement store and a pharmacy should be changed at some point. Members agreed this law shall be revisited in the future.

There was no news about Coast Professional other than CEO Maxwell said they need six warm days of thaw for him to go out and re-check the footings.

7. **Adjournment:**

There being no additional business, the meeting was adjourned at 8:00 p.m.

Mark Shepard made a MOTION to adjourn the meeting at 8:00 p.m.

Marcea Clark Tetamore SECONDED the motion.

All in favor: Dwight Folts, Mark Shepard, Patti LaVigne, David Woods, Hank Latorella, Marcea Clark Tetamore and Tom Curtin.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board