

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
April 13, 2009
7:00 – 8:35 P.M.**

Members Present:

Dwight Folts, Chair
Tom Curtin (arrived late)
Hank Latorella
David Woods
Patti LaVigne
Marcea Clark Tetamore

Dean O'Keefe, CEO
James Coniglio, Esq.

Others/Public Present:

Dawn Aprile
Pat Rountree
Geneseo students

Excused:

Mark Shepard

1. **Call to Order:**

Chair Folts called the regular monthly meeting to order at 7:00 p.m. in the board room of the Town Offices, 4630 Millennium Drive.

2. **Review of March 9, 2009 Planning Board Minutes:**

The minutes of the March 9, 2009 Planning Board regular monthly meeting were reviewed.

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

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

3. **Code Office Report:**

The list of Town Building Permits (and other permit information) for the period 03/01/09 through 03/31/09 was received by the Planning Board with a short discussion. One of the permits lists Genesee Street as an address. CEO O'Keefe said that it is located down by Scorsone's.

Regarding the progress of the Coast Professional project, Dean O'Keefe reported that there are three bids out. To date it is not known the extent of damage, if any, to the footings. That will be up to the engineer. Roof design and possibility of snow build up remain to be dealt with also.

4. **Presentation on Site Plan Approval Process: The Valley at Geneseo.**

Chair Folts then asked Dawn Aprile and Pat Rountree to speak about a site approval process being developed for “shovel ready” projects.

Pat Rountree spoke about facilitating an alternate permit process. The current permit process in the county is 75 days. He said this newer process, which he would describe, ties in with “shovel ready” certification. Mr. Rountree said the current website has been revamped and is now more cohesive. He went on to say such projects are an attractive incentive force. They develop a local buy-in to the project and construction is expedited.

There are 31 sites currently “shovel ready” across the state. However, only three exist in this 9-county area; two are also in the Empire Zone.

Mr. Rountree then compared “shovel ready” designation to a municipality – like a “first responder.” Where it differs is in the area of permits. He then passed out material from the (Barilla) Project Allegro which was done in Avon. For Geneseo, the next step would be to work with the Planning Board and Town Board in doing some modeling. For example, the current “Is this an allowed use or not?” does not result in a speedy process. Concurrent actions are suggested as opposed to subsequent actions. In the case of Allegro, this resulted in a 54-day approval process.

The current process includes physical factors – archeology factors – and this type of study involves getting a consultant and is easily a six-month process. At this point James Coniglio, Esq., said that the archeological study is the only thing that delayed Allegro. Avon needed to do some rezoning (minor changes). The biggest hang-up for the Village of Avon was SEQR; the land was adjacent to a Seneca burial site. Towards the end of the study remains were found but were non human. This then left the Corps of Engineers issue. DEC cited a 100-year-old study of plant life in Avon did not specify where the plant life was.

A better process would have been to use what had already been done and “not second guess.” Streamlining the process would involve taking a few projects and running through them ahead of time. Pat Rountree said the process does not involve an Environmental Impact Statement – i.e. no air, sewer, steam, etc.

David Woods asked specifically about SEQR and “The Valley at Geneseo” project. Dawn Aprile described her project in detail. She said as far as studies were concerned, the following are already done: cultural research study, archeological studies, wetland delineation, historical preservation, several traffic studies (Dawn even did one of these), and there is even a build out study done by Fishers. Fishers actually projected greater traffic numbers than what is expected in Dawn’s project. Wetland delineation by Army Corp for the 81-acre project has been obtained already; there are no protected wetlands.

Jim Coniglio, Esq. suggested the board do a generic environmental assessment. This does not need to be an actual Environmental Impact Statement. However, a traffic study may still need to be updated with each new project. Cultural studies, soil studies, drainage studies do not change. Traffic may change but usually maintains within a certain level. Future projects might require mitigation.

One other factor would be storm water drainage which would need to be coordinated with Phase II storm water regs, said David Woods.

A generic EIS was used in Avon and approvals went to the second level immediately – they were specific to the Allegro Project.

Dawn Aprile showed the board a diagram of “The Valley at Geneseo” project to be located in the Gateway District. She described it as a multi-tenant and business technology park which is permitted under Gateway District zoning. A planner was hired and much information was gathered - such as storm water figures, what setbacks are required, and uses which will work with adjacent projects, and even the size of parking lots. This, she believes, is a very practical marketing tool.

The project has three components: medical/professional, retail near Walmart, and finally corporate. There are also plans for child care, walking paths, ponds, athletic facilities, etc. She has tried to create an ambiance in the layout as a whole. Patti LaVigne noted that light industrial has not been eliminated.

Pat Rountree suggested a Memorandum of Understanding between the Town and Village regarding a project. Discussion then ensued among board members about the sewer district which is currently in flux, said Jim Coniglio. Dawn Aprile said she does, however, have some recent numbers.

Hank Latorella stressed the importance of joining with the community as a partner in this project. In reply, Dawn Aprile said she continues with many steering committee meetings in a pro-active approach.

Tom Curtin said he is concerned that a final project might not be within the generic guidelines. Jim Coniglio said that is why SEQR should be done in a generic manner. Much needed information already has been compiled by Dawn Aprile.

Jim Coniglio suggested that the board undertake a SEQR analysis and develop a “generic impact statement” and use much of the needed studies already compiled by Dawn Aprile.

Hank Latorella then asked about the Gateway Design Draft which Planning Board members had received. This draft had been presented to the Town Board which then forwarded it on to the Planning Board for its input. In it, it states that architectural standards must conform to zoning. The process may or may not require a public hearing, said Jim Coniglio. The process ONLY will be the subject of a local law. Paint, windows, style, etc. will not go into a local law.

Regarding “shovel ready” projects, David Woods said that a coordinated review could, and should, have been done by the state in developing the process.

Chair Folts invited Pat Rountree and Dawn Aprile to be a part of the Planning Board's study of the proposed Gateway Design Standards.

The next Planning Board work meeting is scheduled for April 27. Dawn Aprile said she will attend. The agenda will consist of a discussion of the Gateway Design Standards as referred to in Jean Bennett's April 9, 2009, memo, and development of a plan for a generic "SEQR." Jim Coniglio will email the necessary SEQR document to the board.

5. **New/Other Business:**

Marcea Clark Tetamore said she is unable to attend the April 27 work meeting.

6. **Adjournment:**

There being no additional business, the meeting was adjourned at 8:35 p.m.

Tom Curtin made a MOTION to adjourn the meeting at 8:35 p.m.

Hank Latorella SECONDED the motion.

All in favor: Dwight Folts, 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

dmm