

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
July 13, 2009
7:00 – 8:40 p.m.**

Members Present:

Marcea Clark Tetamore
Tom Curtin
Dwight Folts
Hank Latorella
David Woods
Patti LaVigne

Others:

Mike Guyon, Town Engineer
CEO Ron Maxwell
Ken Book, Gateway Committee
Joe Berkhart, ESL
Dawn Aprile, Premium Development Corporation
John Girolamo, APD Engineering
Matt Chatfield, Bergmann Associates
Mary and Keith Provo
Ralph Parker
John Stapleton, Marathon Engineering
Michael Tenalio, Town Board

Excused:

Mark Shepard

1. **Call to Order:**

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

2. **Review of Minutes:**

The minutes of the Planning Board's monthly meeting on June 8, 2009 were reviewed.

David Woods made the MOTION to accept the minutes as corrected.

Marcea Clark Tetamore SECONDED the motion.

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

MOTION PASSED.

3. **Code Office Report:**

The Code Office Report for the period 06/01/09 through 06/30/09 was received and reviewed by the Planning Board. CEO Maxwell reported that final inspection of Morgan View Medical was completed. There were several issues identified in a letter from MRB. Mr. Maxwell is working on these currently. Planning Board members expressed concern about the overall appearance of the site. Mr. Bruckel is going to grade and seed the area that was disturbed; existing trees will remain. CEO Maxwell will convey this to Peter Bruckel.

Presently, the Village is busier with code enforcement issues than the Town, CEO Maxwell reported.

4. **Continuing Discussion/Presentation: Site Plan and Special Use Permit application for ESL Federal Credit Union to be located in the Gateway Town Centre, Tax No. 81.-1-29.113 (portion), PDD District #1.**

It was briefly mentioned that the legislation had passed amending the PDD law for the Gateway District. (This legislation allows for the construction of a credit union rather than a pharmacy which was in the original plan.) Chair Folts then asked John Girolamo from APD to further elaborate and bring board members up to date on this project.

Mr. Girolamo spoke briefly and then introduced John Stapleton from Marathon Engineering. Mr. Stapleton displayed the design plans to board members and responded to the concerns that Mike Guyon and Bill Holthoff had expressed in correspondence. There was some discussion among board members about access points and a “right turn only” toward the exit. Regarding the drive-thru lane for the ATM and stacking, Mr. Stapleton said there will be room for one vehicle and two behind that one. The intent is to provide enough lanes (i.e. two teller and two ATM), so that stacking is not an issue. There will also be an ATM within the credit union foyer which will, no doubt, be used at the busier times. The PDD allows for only two stacking spaces. Most of the building, continued Mr. Stapleton, will be hidden from 20A because of the berms. There will be only one entrance to the site. David Woods asked Mike Guyon to speak about Mr. Holthoff’s comments about traffic.

Mr. Guyon said there is still concern about blocking near the entrance to ESL. (10 reservoir spaces) There will, no doubt, be stacking of two or three. However, this will probably result in customers parking and walking into the Credit Union. He added that Fisher’s quick traffic study had satisfied Bill Holthoff’s concern about the minimal increase in traffic during peak hours.

Following additional discussion, Board members agreed to set August 10, 2009 for a Public Hearing at 7:15 p.m. to vote on Final Approval for the site plan and special use permit. At that meeting additional information and plans for landscaping within the curb line of ESL will be shown by the applicant.

5. **Big Tree Lumber Company site: Discussion Regarding Proposed Restaurant at 102 Court Street, tax map #80.-1-12.**

Ralph Parker addressed the board as the owner of the property at 102 Court Street. He briefly described the current occupants (including the lumber company). He then introduced the Provo family (who are represented by Nothnagle) and who wish to open a restaurant in the front part of the building. Chair Folts reported on his recent conversation with Jim Coniglio, Esq., who has suggested rezoning of the area to use class #4. An alternate idea would be to add a restaurant to the existing use class #5. Either designation would be done by the Town Board.

Keith Provo then spoke to board members about his wish to close Dominic’s in Mt. Morris and relocate to Geneseo. There would be no additions to the building but possibly tables out in front during summer weather. The lumber yard would remain in the back. Board members asked him about the menu and about parking. Keith Provo described a family-type restaurant with hamburgers, Philly steaks, chicken, etc. and seating for 150.

The close proximity to the college might solve possible parking problems on evenings with full occupancy. CEO Maxwell, Chair Folts and other board members suggested the Provos pursue shared parking with the adjacent Commons owned by Sam Cottone. Times when the restaurant would be busiest would most likely be those times when there would be few cars parked at Court Street Commons. Available parking currently at the proposed site was about 145 feet (50 feet + 35 feet + 80 feet). Tom Curtin suggested consulting an engineer for a parking layout. Mr. Provo will investigate this after a decision is made about zoning by the Town Board and submit necessary paperwork at that time.

Discussion then ensued among board members about which use class would be advisable so as to allow for a restaurant at 102 Court Street. Chair Folts asked for consensus and the following motion was then made.

Marcea Clark Tetamore made the MOTION to recommend to the Town Board that the zoning on lower Court Street be changed from Use Class #5 to Use Class #4.

Tom Curtin SECONDED the motion.

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

MOTION PASSED.

Chair Folts requested that the secretary draft a letter regarding the above motion. The Town Clerk will also be emailed about this evening's meeting.

6. Continuing Discussion: Town of Geneseo, New York – Gateway District Design Standards.

Chair Folts referred board members to the revised document in their mail folders (changes are in red). Matt Chatfield from Bergmann Associates was then invited to speak about the revisions and the document in general.

Board members listened to Mr. Chatfield and made the following comments:

Chair Folts – pg. 7 at bottom – Regarding “front facades and yards. . . shall always be considered front. . . accordingly . . .”

Matt Chatfield – The intent was that all materials were to be of high quality (back of a building is to not to be of lesser quality than the front).

Marcea Clark Tetamore - pg. 7 – Gateway Overlay District should apply to all business areas on this side of Geneseo. Will apply to low intensity office also - Patti LaVigne confirmed. Jim Coniglio, Esq., will have to add this.

Marcea Clark Tetamore – pg. 7 – Regarding architectural character.

Matt Chatfield said “this is to prevent those less desirable designs as has happened in the past – wants future standards to be higher.

Marcea Clark Tetamore – “What is acceptable architecture?” Matt Chatfield – This is left to “discretion of the board.”

Hank Latorella –pg. 8 “. . .Storm water retention ponds” – some are used for recreational purposes and this seems to be ruled out.

Matt Chatfield – “Positive design elements shall be at discretion of Planning Board .”

Delete first sentence of 4 (a).- Marcea Clark Tetamore suggested but Matt Chatfield said this is to be done with discretion. David Woods said there is no reference to SWPPP; Planning Board could find themselves in a situation where it is difficult to comply with both the Planning Board and also with storm water and DEC regs. David Woods would like to see a word such as “coordination” in there, for example - “Applicant should be asked to submit plans to ensure compatibility.” Put in 4.(a) or wherever it fits (on page 8).

Mike Guyon noted that he had designed the three ponds in the original Gateway and these ponds can be made to comply with regional requirements.

David Woods – pg. 13 (b),(c), (e) - Asked whether the suggested language can be kept but list of plants, etc. deleted.

Matt Chatfield – Would like to keep both as the principal landscape architect at Bergmann has 25 years of experience and actually developed the list on pg. 13.

Chair Folts would prefer to drop (c) list on pg. 13.

Vote of consensus among board members was to leave the list in.

Marcea Clark Tetamore - Pg. 12 regarding item 2. “Has need for space for snow removal, emergency vehicles been addressed?”

CEO Maxwell reiterated the difficulty encountered plowing snow in the Walmart parking lot.

Matt Chatfield – Replied that retail cannot be treated differently than a Walmart. Regarding parking “rooms” and lot lines - Cross access is a best practice for design standards. Screenings and plants may be used to satisfy the same thing.

Matt Chatfield – Breaking up 1,000 parking spots helps eliminate the “heat island” effect and is considered a best practice. Allows for Planning Board to put in bio-retention areas for piling snow if desired.

180 parking spaces = a room. = what a 35,000 sq. ft. building requires.

Chair Folts – Asked about pg. 10 item (c): referred to a building 100 ft. long.

This means that only 30 ft. of the 100 ft. can be parking.

Marcea Clark Tetamore – 70% glass pg. 17, 5. 1 (a) Applies to new retail only, primarily to window shopping between 3 and 10 feet.

Matt Chatfield – Improves interaction of building with public space; creates an identity in Geneseo, “unified master plan for Gateway District. People enjoy spaces where they can see into.

Marcea Clark Tetamore – Concerned about confidentiality which should exist in the offices of a doctor, lawyer, or mental health professional. See pg. 16 “all commercial uses” fronting Volunteer Rd. means 70% glass; would this apply on primary streets with traffic?

Matt Chatfield – Replied no fake windows, or smoke windows – Must be real windows.

David Woods feels there is sufficient distinction between office and retail.
There was a consensus among Planning Board members to leave it as is (after discussion) with 70% for new retail.

Regarding all structures shall have a break after 50 ft. – Tom Curtin’s concern on pg. 17.

Matt Chatfield will consider taking out “50 ft.” and reword this part.

Regarding pg. 16: “public transit and ADA”. Marcea Clark Tetamore asked about “standards.” What is this referring to?

Matt Chatfield said there was a concern that a 3rd party may change the standard of mass transit in a year or so.

Tom Curtin – pg. 19 Regarding comment about “vertical siding.” He noted that it exists on Wegmans already.

Matt Chatfield said the Planning Board could treat this matter as project specific.

Matt Chatfield will prepare the document with the above discussed changes.

Mike Tenalio thanked Planning Board members for their efforts at consensus. Town Board is looking for a document which can be passed by resolution.

Ken Book invited a representative to attend the next Gateway Design meeting. He will also prepare his summary of tonight’s discussions. (See attachment at end of these minutes.)

7. Gateway District: Generic SEQR.

Chair Folts reported briefly on the above subject. The town will front the costs for the generic SEQR.

8. New/Other Business:

Carole Gray has submitted a letter withdrawing her request for the 6-lot subdivision.

This was proposed on the west side of West Lake Road.

The May 5, 2009 letter to the Planning Board from Joanne Palmer and Kevin Masterson was distributed to board members. The letter expresses Livonia's concern about Lakeville Estates being opened up to other than senior citizens. (It is a school census concern.) CEO Ron Maxwell said the original owner of the Estates signed the document for a senior citizen community. Federal law allows for 20% of the residents to be under the age of 55. Children cannot stay longer than two weeks – This is park law but federal law cannot prohibit children living there. Marcea Clark Tetamore said she does not think Planning Board should do a deed restriction because the land is owned by Lakeville Estates.

This designation as a senior community may well be a part of SEQR which was done for the Lakeville Estates.

9. **Adjournment.**

There being no additional business, the meeting ended at 8:40 p.m.

Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8:40 p.m.

Tom Curtin SECONDED the motion.

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

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm
Attachment

Important Items from TPB Meeting of 7/13/09
Regarding the Gateway Design Standards
Prepared by K M Book on 7/14/09

1. Should the Low Intensity Office District along Route 20A be included in the Design Standards? A map is needed to define the areas that are included. This map should be included in the Design Standards.
2. The Town Board has decided to adopt the standards by resolution. What will be the format for the Design Standards. Will they be included as an addendum to the Zoning Code book? A stand alone document?
Bergmann needs to know this so they can proceed with the final draft.
3. Page 8 paragraph 4a. A sentence needs to be added referencing state and federal standards for storm water. Requested by Dave Woods, Matt should add the wording from his notes.
4. Page 12+ Parking. After considerable discussion accepted by the TPB as presented.
5. Page 13 paragraph e. 1. c. Suitable plants. Consensus was to not alter the list. Nigr should be Niger.
6. Page 17 paragraph 5. a. 1.70 percent glass on retail. After considerable discussion accepted by the TPB as presented.
7. Page 17 paragraph 5. 2. a. 50' delineation in wall length Tom C. asked for some leeway on the 50' length. Felt it was too arbitrary. Matt indicated that he could accomplish this with a wording change.
8. Page 18. Add graphic to Figure 11.
9. Page 19 Paragraph c. 2. Vertical aluminum siding is not permitted. Wegmans used vertical aluminum decorative siding on the Geneseo store. Question by Tom C. Do we plan to exclude such an item? If so, does not seem reasonable.

Gateway Committee: Time for next meeting? Bergmann should notify K. Book of available dates. The Town Planning Board has been invited to send a representative.