

**Town of Geneseo Planning Board  
Regular Monthly Meeting Minutes  
August 10, 2009  
7:00 – 8:00 P.M.**

**Members Present:**

Marcea Clark Tetamore  
Patti LaVigne  
David Woods  
Mark Shepard  
Tom Curtin

**Others:**

CEO Ron Maxwell  
John Girolamo, APD  
Nick DeRosa, Marathon  
Julie Burnett  
Dawn Aprile  
Charlotte Barber  
Lars Mazzola  
Jerry Barber  
Jane Morse

William Cotton  
Brigid Cotton  
Ralph Roach  
Jane Fowler Morse  
Sharon Roach

**Excused:**

Dwight Folts  
Hank Latorella

1. **Call to Order:**

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

2. **Review of Minutes:**

The minutes of the Planning Board's regular monthly meeting on July 13, 2009 were reviewed.

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

**Marcea Clark Tetamore SECONDED the motion.**

**All in favor: Patti LaVigne, David Woods, Tom Curtin, and Marcea Clark Tetamore.**

**Abstained: Mark Shepard.**

**Opposed: None.**

**MOTION PASSED.**

3. **Code Office Report:**

The Code Office Report for the period 07/01/09 through 07/31/09 was received and reviewed by the Planning Board. CEO Maxwell reported that Coast Professional hopes to open this September. Also, Peter Bruckel is planning to expand the Morgan estate apartment complex. These will be rental apartments but the paperwork has not yet been received. CEO Maxwell has also spoken to Mr. Bruckel about finishing the landscaping.

Board members then discussed briefly putting a limit of ten years on site plan approval.

4. **PUBLIC HEARING: ESL FCU Site Plan and Special Permit Final Approval, tax map#81.-1-29.113 (portion), in PDD District #1.**

John Girolamo from APD briefly reviewed this project which will be located on a 2.4-acre outparcel in the Gateway Town Centre. He then introduced Nick DeRosa from Marathon who spoke about landscaping on the outskirts of parking lot. Tom Curtin requested more detail about landscaping immediately within the project and around the building. Mr. DeRosa showed a black and white detailed landscaping plan to the board members. The shrubbery about the edge of the project will be a mixture of low growth and trees.

Traffic was again discussed and it was verified that there will be stacking of two cars with four lanes at the ATM teller.

Vice chair LaVigne asked about “back fill” in the project; Ron Maxwell said this will be checked at building inspection.

Vice chair LaVigne opened the public hearing at 7:15 p.m. and announced that the hearing would remain open for 30 minutes. During this time, the floor remained open for any comments from the public.

The hearing was held open for thirty minutes and was closed by Vice chair LaVigne at 7:45 p.m.

**Tom Curtin made the MOTION to grant Final Approval, pending final review by the town engineer, for the ESL Federal Credit Union Site Plan, tax map#81.-1-29.113 (portion), in PDD District #1.**

**Marcea Clark Tetamore SECONDED the motion.**

**All in favor: Patti LaVigne, Mark Shepard, Tom Curtin, David Woods and Marcea Clark Tetamore.**

**Opposed: None.**

**MOTION PASSED.**

**Marcea Clark Tetamore made the MOTION to grant Final Approval for a Special Use Permit, to the ESL Federal Credit Union, tax map#81.-29.113 (portion) in PDD district #1.**

**Tom Curtin SECONDED the motion.**

**All in favor: Patti LaVigne, Mark Shepard, Tom Curtin, David Woods and Marcea Clark Tetamore.**

**Opposed: None.**

**MOTION PASSED.**

It was noted by board members that SEQR was already completed through the PDD process.

5. **SPECIAL USE PERMIT RENEWAL requested for the operation of a therapeutic riding center (Rainbow Ridge Therapeutic, Inc.) located at 4217 Lima Road, Geneseo, tax map#72.-1-42.22.**

Ron Maxwell said that the conditions listed on the Permit a year ago have been satisfied.

**Marcea Clark Tetamore made the MOTION to renew the Special Use Permit for Rainbow Ridge Therapeutic, Inc., riding center located at 4217 Lima Road, tax map#72.-1-42.22, Geneseo, for another five years.**

**Tom Curtin SECONDED the motion.**

**All in favor: Patti LaVigne, Mark Shepard, Tom Curtin, David Woods and Marcea Clark Tetamore.**

**Opposed: None.**

**MOTION PASSED.**

The conditions listed on the initial Permit will remain on the renewal.

Julie Burnett appeared at the meeting in time to thank the board for the extension. She said 12 riders will go to Special Olympics this year.

6. **Hampton Inn Discussion by Town Residents:**

At this time, several residents of the town presented a memorandum to board members expressing their concern about the impact of the proposed inn planned in the village but very near to the town border.

Lars Mazzola was the spokesperson and represented six residents who live on Reservoir Road. This group requested that the Town of Geneseo Planning Board change their “neutral” stance toward the Village and the Hampton Inn to one of “concern.” Although the project will be located in the village, it is close to the town border and such factors as traffic and noise will also affect town residents in a negative way.

Mr. Mazzola requested that board members meet with the Village Planning Board to discuss concerns expressed in the August 10, 2009 memo from the residents. He also asked that this memo be attached to the official Planning Board minutes. (See attachment at the end of these minutes.)

The group requests that the Town Planning Board consider a “buffer zone” policy dependent upon the size of any future project in the nearby village. This policy would protect the nearby town inhabitants.

The group realizes there is no legal action possible but are asking for a policy out of concern for the future.

There is presently no official consideration for the impact of projects on “buffer zones.” Perhaps the size of a buffer zone could be increased through a joint effort of Town and Village.

Board members explained to the residents that legally, the Town Planning Board cannot “advocate” for them as a public official – members are appointed. However, Marcea Clark Tetamore said we could convey their concerns and memo to the Village Planning Board. Vice chair LaVigne offered to do this via a letter.

David Woods who sits on both boards, said he also will convey concerns. In addition, he suggested that the group ask to be put on the agenda for the next Village Planning Board meeting. Any public concerns will also be heard at the future Village Public Hearing for the Hampton Inn.

Regarding public official representation, Marcea Clark Tetamore suggested contacting the Town Board who are elected officials.

7. **New/Other Business:**

There was no additional discussion regarding architectural guidelines for the Gateway and business district at this meeting.

A generic SEQR for the Gateway District was not discussed. Future discussions will occur when James Coniglio, Esq., is able to attend.

8. **Adjournment.**

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

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

**David Woods SECONDED the motion.**

**All in favor: Patti LaVigne, Mark Shepard, Tom Curtin, David Woods and Marcea Clark Tetamore.**

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Town of Geneseo Planning Board

dmm  
Attachment

To: Town Planning Board  
Re: Village - Town Interface  
From: Reservoir Road Coalition  
Date: 10 August 2009

In light of the recent proposal to build a large, 3 story motel on commercially zoned land in the Village that lies adjacent to us in the Town, we ask that the Town Board attend to our concerns. Governing agencies can generally adopt one of five stances toward each other--collaborative, concerned, neutral, resistant, or hostile. We understand that the Town Planning Board has adopted a neutral stance towards the Village Planning Board.

1. We ask that the Town Planning Board adopt a concerned stance towards the Village Planning Board, and not a neutral stance, since our lives will be seriously affected by the motel proposal. We believe it is the Town Planning Board's responsibility to protect the interests of its residents.
2. We ask that the Town Planning Board meet with the Village Planning Board to express our concerns, so that the Village Planning Board understands that the Town is actively engaged in protecting the interests of its residents in cases where the Village impacts the quality of life of Town residents.
3. Since the Town's residents' quality of life will be impacted by the motel proposal, as well as are area's air quality, water quality, noise levels, habitat, public safety, health, and aesthetic resources, we ask that the Town Board examine the negative impacts of the project before the project is built, not after..
4. We also ask that the Town formulate a Buffer Zone policy that implements flexible standards for development projects, designed especially for the interface of Village and Town lines, since this interface is porous and affects the quality of life of the residents who live near it. Negative impacts such as air, water, noise, and light pollution do not stop at these borders. We suggest that the Buffer Zone policy be dynamic. By way of example, a 50 foot buffer might be used for a 7,000 square foot, single story building, whereas a 100 foot buffer would be used for a 15,000 square foot, single story building, and a 150 foot buffer would be used for a 15,000 square foot, three story building. If the Town had some general guidelines like these in place, it would demonstrate a concerned rather than neutral stance towards activities that spill across its Town borders. We would feel more secure if these plans were in place. Our need is to reside in a stable residential area where we can live our lives in retirement without threat.
5. We ask that this petition be added in full to the Minutes of this meeting.

Charlotte Barber	Jerry Barber	Jane Morse
Lars Mazzola	Ralph Roach	Sharon Roach

cc James W. Campbell, Jr., Esq.