

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
September 14, 2009
7:00 – 7:45 P.M.**

Members Present:

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

Others:

Mike Guyon, Town Engineer
CEO Ron Maxwell
Jim Coniglio, Esq.
Peter Bruckel
Josh Bruckel
Rich Baker
Ed Martin, Land Tech

Call to Order:

Dwight Folts, chair, 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 August 10, 2009 were reviewed.

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

Mark Shepard SECONDED the motion.

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

Abstained: Dwight Folts and Hank Latorella (absent 8-10-09 meeting).

Opposed: None.

MOTION PASSED.

3. Code Office Report:

The Code Office Report for the period 08/01/09 through 08/31/09 was received and reviewed by the Planning Board. CEO Maxwell reported that Coast Professional is nearing completion and will open soon. C of O will probably be issued this week. The sewer main will be fixed properly.

Board members made several favorable remarks about the landscaping done at the Coast Professional site.

4. **SPECIAL USE PERMIT RENEWAL: *Massage in Motion*, 3166 Elm Rd., tax map#63.-1-22.**

Chair Folts asked if Kathy or Rich Baker were present to speak regarding this request. Rich Baker spoke and reported that business is steady. He requested renewal of the Special Use Permit for five years. Mr. Baker said the finished addition to their house is strictly for *Massage in Motion*. There have been no complaints from neighbors.

Mark Shepard made the MOTION to grant renewal of the Special Use Permit for a period of five years to Kathy Baker for *Massage in Motion*, 3166 Elm Rd., tax map#63.-1-22.

Marcea Clark Tetamore SECONDED the motion.

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

**Opposed: None.
MOTION PASSED.**

Chair Folts signed the permit renewal.

5. **CONCEPT APPROVAL: Site Plan Review/Special Use Permit for Peter Bruckel's Morgan View apartments, tax map#81.-1-29.13.**

Chair Folts asked for a representative to speak about this project. Ed Martin from Land Tech presented this proposal as another phase of an already existing project. However, said Mr. Martin, he would like to address the changes and issues that have been identified by Ron Maxwell and Mike Guyon. Mr. Martin believes the new proposal does not differ significantly from the original SEQR project application back in 1999.

Mr. Martin said there exists the potential for phase 3 next year as this project continues to expand. Mike Guyon said that storm water quality is an issue since 1999 and will change again next year if phase 3 is started. Mr. Martin believes there will be no negative impacts as a result of this year's project. He pointed out that the original plan called for five buildings and that the number will remain the same.

Peter Bruckel said the apartments will be single bedrooms – no doubles. The apartments will be for independent seniors. Some apartments will be larger for couples. These will be luxury apartments. The number of apartments has been reduced to 22 from the original 40 planned. Size of the buildings will be larger due to being one story now. There are garages in the front and storage units in the back. Mr. Bruckel stated that is all that has changed from the original concept design.

Board members asked about the garages. There will be five garages per building. CEO Maxwell asked that the garage doors be 8 feet wide this time. Building appearance will be same as what is there now but will be of concrete this time.

There will be a community building. Mr. Bruckel was asked to bring in samples of building materials for the Planning Board.

Regarding landscaping, Mr. Bruckel said there will be no drop offs – there will be fill. There are 11 acres total but this project comprises just over two acres. Ed Martin said lot coverage will be only slightly increased due to the larger building size. The applicant was reminded that it will be necessary for the Planning Board to see a landscape plan with grading at Final Approval.

Hank Latorella asked about storm water and the effect of a large storm. Ed Martin said there will be a pond to handle a 100-year storm. There is already a drainage ditch draining to the west.

Tom Curtin asked about a traffic study. Ed Martin said the amount of traffic will be less than what was originally predicted. Chair Folts said the Planning Board will look at the original 1999 SEQR/site plan. It has been ten years since the SEQR traffic, storm water plan and others have been done and Chair Folts believes these should be looked at again. Some may need to be repeated.

Marcea Clark Tetamore referred to Mike Guyon's letter of September 10, 2009. Chair Folts requested that Mr. Martin respond to this letter item by item when he comes before the board again.

Mike Guyon said this project could be treated as a type 1 SEQR but if the acreage is only 2+ then board members can probably just review the 1999 SEQR.

Ed Martin asked Ron Maxwell for an instrument survey. CEO Maxwell will check on this. Mr. Martin said he will submit maps with utilities, lighting, landscaping, an aerial plan, etc.

Peter Bruckel said he would like to do this project this winter.

Tom Curtin made the MOTION for CONCEPT APPROVAL: Site Plan Review/Special Use Permit for Peter Bruckel's Morgan View apartments, tax map#81.-1-29.13.

Hank Latorella SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

6. Architectural Guidelines for the Gateway and Business District

Jim Coniglio, Town Attorney, said no official action was taken by the Town Board this week. Marcea Clark Tetamore's comments were forwarded to Ken Book.

There had been no other comments. Attorney Coniglio said the official action on the guidelines will be by way of a Town Board resolution.

7. **Gateway District: Generic SEQR continued.**

Attorney Coniglio said the Town Board will start to legislate changes soon and a generic SEQR will probably be dealt with then as it affects town zoning changes.

Regarding Premium Development – Dawn Aprile does not have a proposal before the Village at this time. Therefore, there will be no coordinated review now.

Chair Folts said we could share with the Village; Attorney Coniglio said this makes sense from a practical standpoint.

8. **New/Other Business:**

There was discussion about the scheduled September 28 work meeting and Planning Board members decided to cancel the meeting. The secretary will place a legal ad in the paper.

Regarding an update on the proposed restaurant at 102 Court Street – Jean Bennett had placed information on the zoning change in each board member’s mail box.

Regarding Lowe’s - Jim Coniglio, Esq., said they are working with Lowe’s on easements now. Their plan is to start mid-Fall. Ron Maxwell said the closing on the land has not yet occurred but will be soon. Newman Development has much site work to do first.

9. **Adjournment.**

There being no additional business, the meeting ended at 7:45 p.m.

Marcea Clark Tetamore **made a MOTION to adjourn the meeting at 7:45 p.m.**

Mark Shepard SECONDED the motion.

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

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm