

**Town of Geneseo Planning Board  
Regular Monthly Meeting Minutes  
November 9, 2009  
7:00 – 8:30 P.M.**

**Members Present:**

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

**Others:**

Michael Guyon, PE  
CEO Ron Maxwell  
Jim Coniglio, Esq.  
  
Mary Calabrese, Esq. Peter Bruckel  
Thomas Linsner Josh Bruckel  
M. Gerhardi Ed Martin  
Roger Christiano Richard Gray

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. The Gray Estate subdivision was added to the agenda.

2. **Review of Minutes:**

The minutes of the Planning Board's regular monthly meeting on October 12, 2009 were reviewed.

**Tom Curtin made the MOTION to accept the minutes as corrected.**

**Hank Latorella SECONDED the motion.**

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

**Abstained: Mark Shepard and Patti LaVigne (both absent 10/12/09).**

**Opposed: None.**

**MOTION PASSED.**

3. **Code Office Report:**

The Code Office Report for the period 10/01/09 through 10/31/09 was received and reviewed by the Planning Board. CEO Maxwell reported that TSC has taken down the netting that has been blowing away and is putting up wood slats on the fence instead.

4. **CONCEPT APPROVAL: Linsner 3 lot subdivision, 4826 Lima Rd., Tax Map # 73.-1-1.11.**

Thomas Linsner was present and spoke for the applicants: Samuel E. Linsner, Melvin E. Linsner, and himself.

Regarding the history of the parcel, Mr. Linsner said his father originally owned the 38.03 acres. His father is now in the Conesus Lake Nursing Home and the family would like to sell the house and a part of the acreage to pay for his care. The house would be sold with 1.5 acres. Six acres would remain agricultural and the 30.53 acres left are woods.

**Mark Shepard made the MOTION to grant Concept Approval for the Linsner 3 lot subdivision, 4826 Lima Rd., Tax Map # 73.-1-1.11**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Mr. Linsner said he is waiting for survey maps but his surveyor is quite busy. Preliminary Approval for the subdivision is contingent upon receipt of survey maps. Some discussion ensued among board members and it was explained to Mr. Linsner that a Public Hearing probably would not be until January. He said the prospective buyers are aware of the survey delay and are willing to wait.

5. **CONCEPT/PRELIMINARY APPROVAL: Site Plan for extension of the existing Geneseo Mini Storage Rentals located at 4550 Geneseo Street, Tax Map # 80-1-18.111.**

The site plan applicant is Riverfront Properties, LLC. Chair Folts asked Roger Christiano to speak about this project. Mr. Christiano explained his plan to put up three new mini storage buildings. He gave a brief history of why this expansion is necessary. Mr. Christiano said he got into the storage business as a result of needing to buy a piece of land when he began his wireless venture. In order to obtain the needed parcel for his cellular company, Mr. Christiano had to purchase the mini storage buildings. Demand for storage has been and is growing – the college being the primary driving force behind this need for expansion. Students leave their belongings in Geneseo and go home for the summer. As a result, most of the storage units are filled during these four months. This reduces the amount of storage available for the community. Mr. Christiano said he has referred customers as far away as Batavia. Because of this growth, he feels he almost needs to build one additional storage building per year to keep up with the demand. At present, capacity is at 80%.

When asked about the structure of the new buildings, Mr. Christiano said they would be similar to the existing buildings. The previous Planning Board had selected the type of architecture and a good quality building results.

Regarding the size of the units, Mr. Christiano explained that students sometimes will share a smaller unit. However, folks from the community want a larger private one.

Hank Latorella said he feels landscaping is very important due to the site's location. It allows Geneseo to look down at the site. Chair Folts said he wishes to "address this as an overall concept" and would eventually like to see trees endemic to the area planted on the site. Mr. Latorella requested that the actual landscaping plan be included on the site plan.

David Woods raised the question of the site being in a flood zone. CEO Maxwell said he did not think so but would consult a map. Roger Christiano said he also would check with the surveyor.

Tom Curtin asked about lighting. Ron Maxwell said there are currently wall mounted lights that could be dark sky compliant. Mr. Christiano was made aware of the board's wishes in that respect.

**Tom Curtin made the MOTION to grant Concept/Preliminary Approval and schedule a public hearing for extension of the existing Site Plan for Geneseo Mini Storage Rentals (three new storage buildings) at 4550 Geneseo Street, Tax Map # 80-1-18.111.**

**Hank Latorella SECONDED the motion.**

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

**David Woods added a FRENDLY AMENDMENT that this approval be made contingent upon the site not being in a flood zone.**

**Abstained: Mark Shepard (Mr. Christiano is a tenant.)**

**MOTION PASSED PROVIDED THE SITE IS NOT IN A FLOOD ZONE.**

**A public hearing for Final Approval will be held December 14 at 7:15 p.m.**

**6. Preliminary Approval for Morgan Estates, Phase II, Tax map#81.-1-29.13.  
Applicant: Peter Bruckel.**

Ed Martin from Land Tech presented the updated map of this ongoing project to the board members. The map had landscaping and lighting plans and were examined by board members. Mr. Martin explained that this phase is a continuation of a project originally approved and begun 10 years ago.

Mike Guyon, town engineer, raised the issue of storm water and this was discussed at length. The plan is to drain into the 20A ponds. Mr. Martin referred to Pondsides Plaza and the ponds in that area which he believes can handle the additional run-off from Morgan Estates. Mr. Martin said he is attempting to obtain the report dealing with DEC regs. He continued and said the additional work to be done is technical.

Mr. Martin was asked about lighting for the new buildings. He referred to the current buildings and said the new buildings will have similar lights. They will be dark sky compliant.

Chair Folts asked about the area set aside for the dumpsters. Peter Bruckel said the dumpsters will be housed in an area like a garage without a door so folks can walk right in. It will be just like the current units. Board members are interested in examining the current dumpster areas.

Hank Latorella inquired about grading around the new buildings. He is concerned about steep slopes, especially with an older population. Mr. Bruckel said there is only about a 1.5 slope. There is, admittedly, a slightly larger slope behind the two larger units housing the luxury apartments.

Marcea Clark Tetamore asked about the black fabric and Mr. Bruckel said this is only temporary. There will be vegetation in that area after construction and it will essentially be a mowed lawn. The jute mesh will be warranted (per Mike Guyon).

Marcea Clark Tetamore and Chair Folts again brought up the subject of storm water. Mr. Martin and Mr. Bruckel assured the board members that the system is designed to receive the additional capacity; it will be underground. Roof run-off will be connected to the storm system. Regarding the drainage ponds, Mike Guyon said there will be a 60 day review of storm water issues.

Patti LaVigne questioned gate valves in the fields. Mr. Martin said there does not seem to be any data as yet. Mike Guyon said that eventually a location of all the valves will be mapped when the project is done. At that time easements will have to be adjusted.

It was noted that there are 52 onsite parking spaces (this is a typo – not 53).

Mr. Martin was asked about sprinklers; there will be no sprinklers.

Hank Latorella said he is concerned about the dirt piled behind the gas station and Aldi's. Peter Bruckel said that is property – not dirt piles. Tom Curtin said it will be important to watch erosion control on this project. Chair Folts emphasized the importance of the appearance of the project during and after construction to Mr. Bruckel.

Review of 1999 SEQR commenced as this had been distributed to board members previously.

Chair Folts asked David Woods his opinion about using the 1999 SEQR. Mr. Woods said there are some issues but none that rise to the level of necessitating another review. The chair agreed. Thresholds originally identified are not exceeded. Original agencies do not need to be re-notified.

Chair Folts asked if there are still 18 acres to be developed. Peter Bruckel said probably 13 is a more accurate number. He also said he does not intend to build any more units.

Chair Folts continued and asked about the maximum vehicle trips of 255 per hour. Ron Maxwell said that number was for the entire project which originally included Aldi's, Dollar General, etc.

**Tom Curtin made the MOTION to grant PRELIMINARY APPROVAL and schedule a public hearing for Morgan Estates, Phase II, Tax map#81.-1-29.13.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Ed Martin's request to the board to move immediately to final approval was denied.

The secretary will send the information on this project to the county for review.

**A public hearing for Final Approval will be held December 14 at 7:15 p.m.**

7. **CONCEPT/PRELIMINARY APPROVAL: Estate of Elizabeth A. Gray proposed two-lot Subdivision, 4907 West Lake Rd., tax map#91.-1-9.11. (763.61 feet SW of centerline of Long Point Road)**

Mary Calabrese, Esq., was asked to present the boundary /tax maps for the above estate. It had been determined that these would satisfy the requirement to settle the estate. The maps were examined by board members. New tax numbers will be assigned when final approval of the subdivision is given.

**Patti LaVigne made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL and schedule a public hearing for the proposed two-lot subdivision to settle the Estate of Elizabeth A. Gray, 4907 West Lake Rd., tax map#91.-1-9.11.**

**Mark Shepard SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**A public hearing will be held December 14 at 7:15 p.m.**

8. **New/Other Business:**

Plans for the November 20 conference were discussed by board members. Five members are attending. Plans were made to meet at 8 a.m. at the town and travel to the conference in two cars.

9. **Adjournment:**

There being no additional business, the meeting ended at 8:30 p.m.

**Marcea Clark Tetamore made a MOTION to adjourn the meeting at 8:30 p.m.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Town of Geneseo Planning Board

dmm