

**Town of Geneseo Planning Board  
Regular Monthly Meeting Minutes  
December 14, 2009  
7:00 – 8:35 P.M.**

**Members Present:**

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

**Others:**

Michael Guyon, PE	Peter Bruckel
CEO Ron Maxwell	Josh Bruckel
Jim Coniglio, Esq.	Ed Martin
Jim Oberst, PE	Richard Gray
Mary Calabrese, Esq.	L.D. Gerhout
Thomas Linsner	Richard Gray
Ed Martin	Gary Benedict
Roger Christiano	Rick Benedict
Milton Stephens	Sharon Stephens

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.

2. **Review of Minutes:**

The minutes of the Planning Board's regular monthly meeting on November 9, 2009 were reviewed.

**Marcea Clark Tetamore made the MOTION to accept the minutes as corrected.**

**Tom Curtin SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

3. **Code Office Report:**

The Code Office Report for the period 11/01/09 through 11/30/09 was received and reviewed by the Planning Board. CEO Maxwell explained that a boat shed was being demolished in order for a new one to be built in the same footprint, in reply to Patti LaVigne's question.

4. **PUBLIC HEARING for FINAL 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 for Roger Christiano to please come forward and speak to the board.

Both Ron Maxwell and Mike Guyon reported that this property is not in flood zone. Official maps had been consulted.

SEQR was done by Planning Board members.

**Patti LaVigne made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.**

**David Woods SECONDED the motion.**

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

**Opposed: None.**

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

**MOTION PASSED.**

The Public Hearing was then opened by Chair Folts at 7:15 p.m. It was held open for 30 minutes during which time comments from those present were solicited.

During this time board members examined the revised maps submitted by Roger Christiano. Hank Latorella asked about landscaping on the maps and this was examined. Mr. Christiano said the new landscaping is a continuation of what is there now – blue spruce, junipers, spreading greens. There are three very large beds. The new will be blended with the existing. Chair Folts remarked that the plantings are rather far apart now. Further screening would reduce visual impact from the road. Mr. Christiano said that the side toward Scorsone's is basically stone. Chair Folts requested trees every 20 feet which would allow a better screen. Hank Latorella asked about other types of shrubs; Mr. Christiano said he will select appropriate plantings as he wants them to be hardy.

The Public Hearing was closed at 7:45 p.m. with no further comments from the public.

Chair Folts reported that the County Planning Board had been unable to meet this month due to the weather. Therefore, final approval for Roger Christiano's project could not be granted at tonight's meeting. There ensued some discussion then as to when the appropriate motion could be made. It was decided later in the meeting that this motion for final approval could be entertained at the January 25 Work Meeting of this board.

Mr. Christiano was asked to bring in lighting showing that it is dark sky compliant so that board members can be examined at the January 25 meeting.

5. **PUBLIC HEARING for FINAL APPROVAL: Site Plan and Special Use Permit for Morgan Estates Phase II, tax map#81.-1-29.13.**

Applicant: Peter Bruckel. Both Peter and Josh Bruckel were present.

Public hearing was opened at 7:16 p.m. and was held open until 7:46. There were no comments from the public at this time.

Chair Folts noted for the record that it has been determined that the original 1999 SEQR is sufficient for this project.

It was again discussed that a motion for final approval could not be considered until after the County Planning Board meets in January on the 14th. Therefore, the motion for this project will also be entertained at the January 25 Planning Board work meeting. Peter Bruckel said he will not be able to attend that meeting.

At this time Mike Guyon reported that the stormwater drainage plans for this project were just received last Friday. They require verification and a report will be sent to the Planning Board chair before the next meeting. There remains the engineering issue of sprinklers in the larger (luxury) apartments.

Tom Curtin remarked that he had looked at the trash enclosures and found them to be more than acceptable.

Jim Oberst was then introduced by Mike Guyon. Mr. Guyon has accepted another position and Mr. Oberst is his replacement from MRB. The chair and other members of the Planning Board then thanked Mr. Guyon for his years of service as town engineer.

6. **PUBLIC HEARING for FINAL APPROVAL for two-lot subdivision to settle the Estate of Elizabeth A. Gray, 4907 West Lake Rd., tax map#91.-1-9.11.**

Mary Calabrese, Esq., was present.

CEO Maxwell said this project had gone to the county.

SEQR was done by Planning Board members.

**David Woods made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.**

**Mark Shepard SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Chair Folts opened the public hearing at 7:17 p.m. The hearing was held open for 30 minutes during which time comments were requested from those present.

The chair closed the hearing at 7:47 p.m. with no comments from the public.

**Tom Curtin made the MOTION for Final Approval for the two-lot subdivision to settle the Estate of Elizabeth A. Gray, 4907 West Lake Rd., tax map#91.-1-9.11.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

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

Applicants: Thomas J. Linsner, Samuel E. Linsner & Melvin E. Linsner.

Tom Linsner came forward to answer questions and to show the maps to board members. The original parcel in question is 38 acres. The house and 1.5 acre will be taken out to sell. The house is currently vacant. A 6- acre parcel to the east will continue to be farmland. The remaining woods are a wood lot which the Linsner family harvests every ten years. (It is oak and maple. There were ash which are now dying out.) The Linsner family plans only to sell the house and the surrounding acre. They will continue with the woodlot.

SEQR was done by Planning Board members.

**David Woods made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**Tom Curtin then made the MOTION for PRELIMINARY APPROVAL for the Linsner 3 lot subdivision, 4826 Lima Rd., Tax Map # 73.-1-1.11.**

**A Public Hearing for Final Approval will be held at 7:15 p.m. at the agreed upon January meeting.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

The secretary will send notification to Mr. Tom Linsner when the January meeting dates are agreed upon. (This was later determined by the board to be January 11, 2010.)

**8. Benedict Two-Lot Subdivision: Concept/Preliminary Approval, 5446 Booher Hill Road, Tax Map # 100.-1-10.1**

Chair Folts asked Gary Benedict to talk about his project.

Mr. Benedict wishes to divide off a lot for his grandson, Rick. He submitted three maps to the Planning Board and these were examined. He said they will apply to the county for water as there is a manhole just southeast of the property. Currently, any water there is from a spring. He will retain the larger. Rick Benedict plans to build a house on the smaller lot. The original parcel has already been subdivided and two lots exist at present. After this subdivision three acres will remain along with two lots of 1+ acres each.

Patti LaVigne asked about adjoining lands being in the ag district. Gary Benedict replied that John Sawyer's would be the closest.

**David Woods made the MOTION to grant CONCEPT APPROVAL for the Benedict Two-Lot Subdivision, 5446 Booher Hill Road, Tax Map # 100.-1-10.1.**

**Hank Latorella SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**David Woods made the MOTION to grant PRELIMINARY APPROVAL for the Benedict Two-Lot Subdivision, 5446 Booher Hill Road, Tax Map # 100.-1-10.1.**

**Public Hearing will be held in January.**

**Mark Shepard SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

The secretary will email Mr. Benedict when the Planning Board meeting days have been agreed upon later at this meeting.

9. **CONCEPT APPROVAL: Lakeville Estates Site Plan, Phase II.**

Karl Essler, Esq., came forward to present phase II of the Lakeville Estates project. He apologized that the owner, Mr. Morgan, was unable to attend this evening's meeting.

Mr. Essler produced a "location sketch" display board. He said he was very happy that the Town had passed the new ordinance. He continued with his description that Phase II adds 85 additional residential pads. These will be in full compliance with all requirements. Attorney Essler said they are still asking for variances from ZBA in order to eliminate internal walkways within the park. He said his feeling is that the residents do not really want these. Patti LaVigne remarked that originally these were to be mulched paths that ran behind the houses. CEO Maxwell said this would not have been desirable as it would pose a security problem. Marcea Clark Tetamore asked what will happen to the land that had been dedicated for walkways. Attorney Essler said the walkways are not included in Phase II plans. There do remain some issues requiring variances, however, from Phase I.

There are 12 lots in Phase I requiring variances for a total of 25 variances (in some cases more than 1 variance per lot). They no longer comply with the current code.

Attorney Essler reported that the recreation center will be build at the start of Phase II.

Hank Latorella inquired about greenspace. Attorney Essler said a conservation easement may be done as soon as it is determined how much land needs to be set aside for this. Mr. Latorella would like this to be specified by the Planning Board.

Chair Folts said there is also a history with the project over the years of other deficiencies such as monuments. There were lots in Phase I that were never surveyed.

CEO Maxwell said that utilities such as water and sewer were dedicated but everything else was part of a private project. This includes the roads in Lakeville Estates.

Tom Curtin said that stormwater drainage and the Conesus watershed is also an issue. Karl Essler reported that Scott Harter is willing to sit down with the new town engineer.

David Woods commented that he would like to see the results of the ZBA decisions first before the Planning Board acts. He would also like to see building permits tied to Phase I.

Attorney Essler expressed his desire to move forward now to public hearing. Jim Coniglio, Esq., said the official review process could not commence until after Preliminary Approval.

Hank Latorella added that he would request a timetable for completion with the possibility of

approval being rescinded if not completed. Attorney Essler said there is not a massive amount of roadway still needed. All sewer, water, etc. will be set before a building is placed on a lot.

David Woods inquired whether performance bonds were possible for the internal improvements. Town Attorney Coniglio said "that could be done for a public project. . . but not for a private one. However, there may be a timeline of one year for completion of the park infrastructure."

After additional discussion, Planning Board members agreed that Concept and/or Preliminary Approval will be dealt with after the ZBA meets. CEO Maxwell said the ZBA cannot actually vote until January 19. Chair Folts said this would mean Lakeville Estates could not be voted on until the January 25 work meeting.

10. **New/Other Business:**

Chair Folts passed around an invitation from Coast Professional for their December 22 Open House at from 1-3 p.m. At that time Will Wadsworth will speak.

The meeting dates for 2010 Planning Board meetings were discussed and agreed upon by board members. These will be attached to these minutes and advertised.

9. **Adjournment:**

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

**Marcea Clark Tetamore made a MOTION to adjourn the meeting at 8:35 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  
Attachment

**TOWN OF GENESEO  
PLANNING BOARD**

**The Town of Geneseo Planning Board has the following 2010 scheduled meetings with submittal deadlines:**

<b><u>Meeting Date</u></b>	<b><u>Agenda Items Due on the Following Dates at Noon</u></b>
<b>January 11, 2010</b>	<b>December 23, 2009</b>
<b>January 25 (work meeting)</b>	
<b>February 8</b>	<b>January 22</b>
<b>March 8</b>	<b>February 19</b>
<b>April 12</b>	<b>March 26</b>
<b>April 26 (work meeting)</b>	
<b>May 10</b>	<b>April 23</b>
<b>June 14</b>	<b>May 28</b>
<b>June 28 (work meeting)</b>	
<b>July 12</b>	<b>June 25</b>
<b>August 9</b>	<b>July 23</b>
<b>September 13</b>	<b>August 27</b>
<b>September 27 (work meeting)</b>	
<b>October 4</b>	<b>September 17</b>
<b>November 8</b>	<b>October 22</b>
<b>December 13</b>	<b>November 24</b>

**The Town of Geneseo Planning Board meetings are held at 7 p.m. in the Town of Geneseo Offices located at 4630 Millennium Drive.**