

**Town of Geneseo Planning Board
Work Meeting Minutes
April 26, 2010
7:00 – 9:00 PM**

Members Present:

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

Others:

Dean O'Keefe, CEO	Josh Bruckel
James Oberst, MRB	M. Gerhardy
James Bonsignore, Esq.	Peter Bruckel
James Coniglio, Esq.	Mary Tranello
Hon. Robert J. Lunn, Esq.	Augie Tranello
Leon Van Lieshout	Scott Harter
John Sciarabba, Land Tech	

Excused:

Dwight Folts

1. Call to Order:

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

2. Review of Minutes:

The minutes of the April 12, 2010 Planning Board monthly meeting were reviewed by the board members present.

Marcea Clark Tetamore made the MOTION to accept the minutes of the April 12, 2010 meeting as corrected.

David Woods SECONDED the motion.

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

Abstained: Patti LaVigne (absent for the meeting)

Opposed: None.

MOTION PASSED.

The minutes of the special meeting held on March 25, 2010 to approve the DePaz subdivision were reviewed by the board members present. Some corrections/additions were suggested. However, these minutes were tabled due to the lack of a quorum.

3. Morgan Estates Phase II Update.

Vice Chair LaVigne asked Jim Oberst, Town Engineer, to report and provide an update to the board on this project.

J. Oberst explained that in correspondence dated April 16 a new pond location had been proposed northwest of the site. However, the developer has now reverted back to utilizing the pond on 20A (referred to in the MRB March 22 letter). Jim Oberst then asked the Planning Board members to refer to his April 26 DRAFT letter which he distributed during the meeting. Of note is that an updated NOTICE OF INTENT is required immediately. There were several other issues relating to construction matters described in the letter. MRB did receive calculations on the sprinkler system and hydro flow.

Marcea Clark Tetamore asked some specifics about the pond located on property belonging to the new Pondsides owner. Town Attorney, Jim Coniglio, said that the ownership/upkeep matter has been resolved in the form of an easement enforceable by the town. The Pondsides owner will allow the Morgan Estate developer access to the pond in order to do the necessary work. At this point the attorney for the developer, Robert Lunn, Esq., reported on the easements and the fact that they have been circulated already and approved for signing by all attorneys involved. What remains is merely the actual signing of the document itself. Attorney Coniglio agreed with this and said he expected all signatures to be obtained within the week; however, he continued and said the final easement must still be recorded prior to the final C of O. There are "enhancements" needing to be done to the pond in question. Dean O'Keefe, CEO, was asked about the Stop Work Order and said to his knowledge it has not yet been lifted.

Vice Chair LaVigne questioned the erosion control measure timing and asked when the enhancements and enlargement of the pond/s would take place. Peter Bruckel said there is a capacity issue and changes have been made to top of the hill. SWPPP is on site — Weekly inspections will be and are done on Tuesdays. These reports are at the work site and copies will be sent to the town. Vice Chair LaVigne said she prefers the timetable for water retention control be done "sooner rather than later." Jim Oberst reported that the final SWPPP has not been delivered yet. Erosion control measures should be in place immediately. Peter Bruckel said all pond work will be completed in three months. J. Oberst said three months is too long. P. Bruckel said, ". . . then June 1" and requested that the board allow him time now during the meeting to explain what had happened at the site. He went on to say that the original plan in question involved enlarging the pond capacity two and a half times. The pond was not even on his property; he was not the pond owner and yet 7,000 yards of dirt were required to be moved. Attorney Coniglio then reiterated that this access to the pond had already been discussed as well as cross easements at a previous Planning Board meeting.

Tom Curtin explained that it was not the board's wish to hold up construction; the board had actually wished to approve the project. This was even though the storm water pollution prevention plan was not yet in place. T. Curtin said he believes construction has in fact continued and concrete was poured by the developer even today.

Marcea Clark Tetamore asked what was needed for an updated NOTICE of INTENT which is required immediately. Peter Bruckel said it would be ready tomorrow. Jim Oberst has also suggested a letter of credit be posted by the developer for the dedicated infrastructure and erosion/sediment controls.

Vice Chair LaVigne said she is in favor of a letter of credit and an estimate of construction costs which MRB would review. Other board members agreed.

David Woods began to summarize what is needed for a motion as follows:

Easements need to be completed and signed by all attorneys involved with the necessary plan modifications; the updated Notice of Intent (NOI) needs to be completed and delivered ASAP; weekly inspection reports need to be produced and examined; and SWPPP and stormwater management measures are needed prior to the issuing of the Certificate of Occupancy.

There was additional discussion amongst board members.

Marcea Clark Tetamore then made the MOTION that the Planning Board recommend that Morgan Estates, phase II, Stop Work Order be lifted with the following conditions:

- 1. Updated NOI to be submitted no later than 5 PM tomorrow to the satisfaction of town engineer.**
- 2. SWPPP to be updated to reflect the new plan and to meet the satisfaction of the town engineer.**
- 3. Developer to be required to post LOC for dedicated infrastructure and the erosion and sediment controls in an amount to be determined by the town engineer and to the satisfaction of town attorney.**
- 4. Signing and filing of the easement is to the satisfaction of the town attorney.**

Tom Curtin SECONDED the motion.

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

Abstained: None.

Opposed: None.

MOTION PASSED.

- 4. FINAL APPROVAL: Site Plan Phase II, Lakeville Estates, MAC, LLC, tax map #064.-0002-040.001 located at the northwest corner of state routes 20A and 256.**

James Bonsignore, Esq., came forward to speak to board members. Vice Chair LaVigne asked that Jim Oberst, MRB, also update the Planning Board on the most recent developments.

Jim Oberst reported that he is fairly comfortable with recent plans/maps thus far submitted.

Marcea Clark Tetamore remarked favorably about the lighting now on Regal Lane. Attorney Bonsignore said these fixtures typically are used for residential lighting. Conduit will be in the ground. This means there will be no speed bumps.

Marcea Clark Tetamore continued and asked for clarification on some of the items listed in the MRB April 26 letter distributed this evening. Referenced updates are present on the plans received in Code Office on April 22, 2010.

David Woods asked Jim Oberst for his opinion regarding final approval. J. Oberst replied that he is comfortable working out the final engineering details with the project owner's engineer.

Board members examined the maps. Marcea Clark Tetamore said she is concerned about a particular corner/intersection having a difficult sight distance (traveling east on Stanton). Scott Harter said he is requesting a single stop sign at Stanton Lane. He said there are a couple hundred feet of sight off of route 256. It was decided that the line of sight issue will be left to Jim Oberst's satisfaction.

Attorney Bonsignore reported that the capacity for the recreation center will now be 87.

Tom Curtin made the MOTION for Final Site Plan Approval of Lakeview Estates, phase II, to the approval of the town engineer and the referenced issues in the MRB letter dated April 26, 2010.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: Hank Latorella.

MOTION PASSED.

5. New/Other Business:

Tom Curtin expressed his desire that the Planning Board not hold special meetings during the day. Several other board members agreed. Precedents might be set for future projects rather than the board dealing with such matters at scheduled meetings. T. Curtin said he would prefer regularly scheduled meetings twice a month if necessary.

Marcea Clark Tetamore said Lowe's is building in Florida. No decision has been made locally and Lowe's has set a 2012 deadline. There was talk of Lowe's buying the Geneseo land themselves.

Board members discussed Planning Board jurisdictional issues. Reference was made to the Lakeville Estates Pehtas' letter dated April 21, 2010 which really deals with a problem between Lakeville management and residents. No action was taken by the Planning Board.

6. Adjournment:

There being no additional business, the meeting ended at 9 p.m.

David Woods made a MOTION to adjourn the meeting at 9 p.m.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm

Attachment: MRB letter dated April 26, 2010 re: Lakeville Estates
MRB letter dated April 26, 2010 re: Morgan Estates

April 26, 2010

Mr. Dwight Folts, Planning Board Chairman
Town of Geneseo
4630 Millennium Dr.
Geneseo, N.Y. 14454

**RE: LAKEVILLE ESTATES, PHASE II
FINAL SITE PLAN REVIEW
MRB GROUP PROJECT NO. 076000.030**

Dear Mr. Folts,

We have completed our review of the plans last revised April 22, 2010, prepared by Professional Engineering Group for the above referenced project. We offer the following cursory review comments for the Planning Board's consideration, and would appreciate a brief written response to each our comments be provided by the design engineer.

STORMWATER POLLUTION PREVENTION PLAN (SHEET 2)

1. The proposed Erosion and Sediment Control Phasing Plan should include the locations of sediment basins, check dams and temporary drainage swales to ensure each individual phase is properly protected. This information is prudent for us to complete a thorough review of the plans.
2. Please revise the SPEDES General Permit Requirements note to state "In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased" as per the GP-0-01-001.

GRADING AND DRAINAGE PLANS (SHEETS 3 - 8)

3. Please note that we could not locate the sight distance information for vehicles on Stanton Lane as mentioned in the response letter.
4. According to the plans, the trail within the recreational parcel crosses over the rip-rapped discharge point of the outfall structure for the stormwater management facility. We suggest that the trail be relocated outside of this area due to pedestrian safety concerns.

UTILITY PLANS (SHEETS 9 - 14)

5. The extents of the pavements and all utilities to be constructed within each phase should be clearly delineated on the plans. Please note that this information is to be provided for review and approval prior to receiving final signatures.
6. The outfall structure and associated piping properly labeled with material information, sizes and invert elevations, is to be provided on the utility plans for both the recreational parcel facility and existing pond 1.
7. According to the outfall structure at the recreational parcel pond detail (sheet 13), it does not appear that an orifice or a reverse low flow pipe is being provided. Please clarify.
8. All water and hydrant materials to be installed should be reviewed and approved by the Town Highway/Water Superintendant to assure they conform with materials standardized by the Town.

9. Please clarify if overhead wiring proposed for the light poles along Regal Lane

Please note that the following comments from our previous review letter dated April 7, 2010, remain outstanding as this information has not yet been provided. It is our understanding as per the design engineers response letter dated April 21, 2010 that this information is forthcoming..

ENGINEER'S REPORT

10. *It appears from the Stormwater Design calculations that the recreation parcel is not included in the water quality calculation for Pond 2. These calculations should be revised accordingly, unless the proposed pond on the recreation parcel is going to be used for water quality mitigation.*
11. *It is not clear from the calculations what storm frequency was used to size the storm sewer piping. Please also provide drainage area mapping showing the area contributing to each structure.*
12. *Does the Water System Calculation dated February 8, 2010 take into consideration friction losses through valves, tees, and bends when determining the Residual Pressure at hydrant Lot 163?*
13. *It is unclear if the fire flow analysis takes into consideration domestic flow. Please clarify.*
14. *Is the summary report provided applicable for both siphons? It only describes siphon-1. Please clarify and provide the reservoir routing information.*

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

James J. Oberst, P.E.
MRB|group, P.C.

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Cc Jean M Bennett, Town Clerk
Diane McMullan, Planning Board Secretary
Ron Maxwell, Town Code Enforcement Officer
Larry Levey, Town Highway & Water Superintendent
Scott Harter, P.E., Professional Engineering Group

April 26, 2010

Mr. Dwight Folts, Planning Board Chairman
Town of Geneseo
4630 Millennium Dr.
Geneseo, N.Y. 14454

**RE: MORGAN VIEW ESTATES PHASE II
STORMWATER POLLUTION PREVENTION PLAN REVIEW
MRB GROUP PROJECT NO. 076000.029**

Dear Mr. Folts,

We have completed our review of the above referenced Stormwater Pollution Prevention Plan dated March 9, and last revised March 26, 2010, along with the plans dated last revised March 29, 2010 prepared by Land Tech Surveyors & Planning P.L.L.C. These plans were provided in response to our comments dated March 22, 2010, but had not been reviewed, due to the previously proposed alternative stormwater pond location. Our understanding is that the developer is returning to this previous design pond location (modification to pond along Route 20A). We offer the following comments on the plans for the Planning Board's consideration:

1. The SWPPP mentions the low-flow orifice will be two (2) 1 ½" diameter holes. The plan references a 3" diameter hole protected by a trash rack. The SWPPP should be updated to reflect the plan.
2. An updated Notice of Intent (NOI) should be submitted for review.

Additionally, the following comments from our April 16, 2010 letter should be addressed:

3. The plans should be updated to indicate the erosion and sediment controls currently in place, such as the stabilized construction entrance off the Wegman's Plaza, and topsoil and spoil stockpile locations.
4. The installed construction road including the associated grading or earthwork shall be indicated on the plans along with the necessary stabilization methods.
5. The Planning Board should consider requiring the developer to post a letter of credit for the dedicated infrastructure and the erosion and sediment controls.

Finally, we received hydraulic calculations from Kennedy Mechanical for the sprinkler system. Their calculations show that this system requires 77 gpm at 18 psi in order to operate. Based on the hydrant flow test data provided by the developer's engineer, the water system appears capable of providing these flows and pressures.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,

James J. Oberst, P.E.
MRB|group, P.C.

Cc Jean M Bennett, Town Clerk
Diane McMullan, Planning Board Secretary
Ron Maxwell, Town Code Enforcement Officer
Larry Levey, Town Highway & Water Superintendent
Edmund Martin, P.E. - Land Tech Surveying & Planning P.L.L.C.