

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
June 14, 2010
7:00 – 8:00 PM**

Members Present:

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

Others:

Ron Maxwell, CEO
Randy Cofield
Myron and Pat Brady
Ron Hull, Esq.
Jim Oberst, MRB

Barb and Art Carney
Mike Kleinhans
Renee Book
Josh Bruckel
Pat Tuchrello

Excused:

Mark Shepard

1. Call to Order:

Dwight Folts, Chair, called the regular June monthly meeting to order in the board room of the Town Offices at 7:00 p.m.

2. Code Office Report:

The Code Office report for the month of May 2010 was examined by the Planning Board members. Chair Folts asked CEO Maxwell if there was anything further to report.

CEO Maxwell said that he recently received the plans for the Hampton Inn and ESL in the Village. In Groveland, ARC has broken ground for a school. There are also a couple of projects on the lake.

Chair Folts asked about Lakeville Estates and CEO Maxwell reported that a C of O is needed before they can pay their bill. He intends to meet with them before each and every new home is placed on site. Jim Oberst, MRB, added that there may be wetland issues also in a part of the park.

3. Review of Minutes:

The minutes of the May 10, 2010 Planning Board meeting were reviewed by the board members present.

Hank Latorella made the MOTION to accept the minutes of the May 10, 2010 meeting as corrected.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

4. Village Planning Board Report:

Chair Folts asked that David Woods report on the Village Planning Board.

D. Woods reported that the Village Planning Board met May 26. There had been a public hearing for Corrin Strong's subdivision. It is being termed "Hartford House phase II." There will now be four building lots fronting on Avon Road. Lot size is about 1/3 acre. The driveways will be right next to each other.

5. PUBLIC HEARING for FINAL APPROVAL: Cofield Two-Lot Subdivision for property on the lake (4565 West Lake Road), tax map # 82.60-1-16.1.

Chair Folts opened the public hearing to remarks from the floor at 7:15 p.m.

The hearing remained open for 30 minutes.

Since there were no questions or comments from the floor; the chair closed the public hearing at 7:45 p.m.

SEQR short form 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, Tom Curtin, Hank Latorella and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

Tom Curtin made the MOTION for FINAL APPROVAL of the Cofield two-lot subdivision for property on the lake (4565 West Lake Road), tax map # 82.60-1-16.1.

David Woods SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

6. PUBLIC HEARING for FINAL APPROVAL: Myron Brady Two-lot Subdivision, Located at 4286 Reservoir Rd., Tax Map # 81.-2-48.1.

Chair Folts opened the Public Hearing at 7:16 p.m. He announced that this subdivision was considered “local option” by the County Planning Board.

The hearing remained open for 30 minutes.

Since there were no questions or comments from the floor, the chair closed the public hearing at 7:46 p.m.

SEQR short form 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.

MOTION PASSED.

David Woods made the MOTION for FINAL APPROVAL of the Myron Brady two-lot subdivision, located at 4286 Reservoir Rd., Tax Map # 81.-2-48.1.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

7. MODIFICATION of SITE PLAN for Morgan Estates, phase II — Addition of Duplexes in Place of One Senior Apartment Bldg. Tax Map#81.-1-29.13.

Josh Bruckel presented the need for luxury units at Morgan Estates. Rather than one 6-unit building, J. Bruckel presented plans for three 2-unit buildings. Chair Folts inquired specifically if these apartments would be rented as college student housing. J. Bruckel replied that they were for senior housing only, as was all of Morgan Estates.

Chair Folts asked Jim Oberst for his input. J. Oberst said he believed this change would have little or no significant impact on the drainage pond. Another issue discussed was that a hydrant will be moved – parking/pavement to be adjusted with no actual change. Also, the curb stop for the middle of the driveway is to have a cast iron cap.

Tom Curtin expressed concern about sewer and maintaining drainage. Chair Folts read a letter from Larry Levey which stated that inspections of the sewer installation have been verified.

Jim Oberst also reported that modifications along the 20A pond have been addressed and he has signed off on them.

Marcea Clark Tetamore spoke to the reduction of garage/storage units. These units are separate from the housing. Josh Bruckel affirmed that not every residence will have a garage.

Tom Curtin asked about the need for a special use permit. Ron Maxwell said that since one has already been granted for the original site plan, another was not needed.

Chair Folts then read from Attorney Jim Coniglio's letter, dated today, as follows. . .

Under the Code the developer is required to post either:

A performance bond equal to the cost of construction of the improvements (in this case the erosion control and drainage facilities); or

Deposit a certified check with the Town in the above amount; or

Provide the Town with a LOC (letter of credit) in an amount equal to 110% of the above amount.

Performance bonds and letters of credit must be approved by the Town Board based on consultation with the Town Attorney and Engineer. The developer's cost estimates for a performance bond must be confirmed by the Code Enforcement Officer or Town Engineer and approved by the Planning Board.

The Code Enforcement Officer is to confirm the filing of the applicable security before construction is to begin. In the event the developer fails to construct the required improvements the Town can demand that the cost of the Town's completion of the improvement be offset by the posted security.

Josh Bruckel said that a letter of credit from the bank is forthcoming tomorrow (June 15). There was some discussion about the amount and Jim Oberst suggested \$35,715. CEO Maxwell agreed to report when this is received by the Town.

Chair Folts stated that the stormwater issue must be addressed (i.e. digging) before construction and before blacktop is laid. Josh Bruckel said that inlets are all above grade but

hopefully it will dry out soon so that work may commence.

Tom Curtin asked about the appearance of the new units and J. Bruckel replied that they will all appear the same.

Tom Curtin made the MOTION to approve the amended site plan for Morgan Estates, phase II.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

It was noted that CEO Maxwell and Jim Oberst will visit the site before a final C of O is issued.

8. CONCEPT/PRELIMINARY APPROVAL: Tuchrello Two-Lot Subdivision, 4789 Lakeville Rd., Tax Map # 72.-1-18.

Chair Folts asked if there was someone present to speak about this subdivision. Patricia Tuchrello came forward to say that her family would like to divide off a piece of property. They would like to give 6± acres to their daughter. This would leave 170± acres in the other parcel. Planning Board members examined the map.

Patti LaVigne made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Tuchrello two-lot subdivision, 4789 Lakeville Rd., Tax Map # 72.-1-18.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

A public hearing was first scheduled for July 12 at 7:10 p.m. but later that meeting the secretary was asked to call the Tuchrellos and inquire about a June 28 date.

9. CONCEPT/PRELIMINARY APPROVAL: McClellan Two-lot Subdivision, 5230 Reservoir Rd., Tax Map #82.-2-34.11.

Gordon McClellan came forward to present this subdivision. He is also representing his brother, Robert III, who is a co-owner of the 268.2 acres under consideration. They wish to

sell off an eight-acre parcel. Board members examined the maps that were provided by the applicant. There was some discussion about water; CEO Maxwell said that there is enough land in the smaller parcel should a new water meter be necessary in the future.

The zoning referral has been sent to the county and was deemed “no significant impact.”

Marcea Clark Tetamore made the MOTION for CONCEPT/PRELIMINARY APPROVAL for the McClellan two-lot subdivision, 5230 Reservoir Rd., Tax Map #82.-2-34.11.

Hank Latorella SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

A Public Hearing will be held on June 28 at 7:10 p.m.

10. CONCEPT/PRELIMINARY APPROVAL: Town of Geneseo Two-Lot Subdivision, Warner Rd., Tax map # 81.-2-48.1.

Chair Folts distributed the maps among PB members and asked who was going to speak about this subdivision. CEO Maxwell explained that a portion of the town land on Warner Road is being purchased by Art Carney – Parcel B is 56.2 acres. Mr. Carney was present and said his plans are for hunting and recreation. It is undeveloped land and is not being sold as a building lot.

The maps were examined by board members. The parcel being sold is behind the existing town barns and transfer station. The County Planning Board has deemed this action “no significant impact.”

Tom Curtin made the MOTION for CONCEPT/PRELIMINARY APPROVAL for the Town of Geneseo two-lot subdivision, Warner Rd., Tax Map #81.-2-48.1.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

The Public Hearing will be held on June 28 at 7:15 p.m.

11. **New/Other Business:**

Chair Folts asked if there was any new business or updates on current projects. He then went on to reaffirm that the Town Supervisor (Will Wadsworth) has stated that he will not be involved in Morgan Estates current site plans or their modification.

Chair Folts announced the upcoming Training Session in Geneseo. Copies of the brochure have been distributed to Planning Board members. For registration, see the Town Clerk.

Both Patti LaVigne and David Woods announced that they would be unable to attend the work meeting on June 28. There was a brief discussion and it was decided there would still be a quorum.

12. **Adjournment:**

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

Patti LaVigne made a MOTION to adjourn the meeting at 8 p.m.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board
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