

**Town of Geneseo Planning Board
Regular Monthly Meeting Minutes
June 28, 2010
7:00 – 8:00 PM**

Members Present:

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

Others:

Eric Grace Barb and Art Carney
Brad Carney Patricia Tuchrello
Joe Enfonde
Gordon McClellan
Wes Kennison

Excused:

David Woods

1. Call to Order:

Dwight Folts, Chair, called the June 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 June 14, 2010 Planning Board meeting were reviewed by the board members present.

Hank Latorella made the MOTION to accept the minutes of the June 14, 2010 meeting as corrected.

Tom Curtin SECONDED the motion.

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

Opposed: None.

Abstained: Mark Shepard (not present at the 6/14/10 meeting)

MOTION PASSED.

3. PUBLIC HEARING for FINAL APPROVAL: McClellan Two-lot Subdivision, 5230 Reservoir Rd., Tax Map #82.-2-34.11.

Chair Folts opened the public hearing to remarks from the floor at 7:10 p.m.

The hearing remained open for 30 minutes. Maps brought by Gordon McClellan were

examined by Planning Board members.

Since there were no questions or comments from the floor; the chair closed the public hearing at 7:40 p.m.

SEQR short form was then done by Planning Board members.

Tom Curtin 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, Tom Curtin, Hank Latorella, Mark Shepard and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

Mark Shepard made the MOTION for FINAL APPROVAL of the McClellan Two-lot Subdivision, 5230 Reservoir Rd., Tax Map #82.-2-34.11.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

4. PUBLIC HEARING for FINAL APPROVAL: Town of Geneseo Two-Lot Subdivision, located on Warner Rd., Tax map #81.-2-48.1.

Chair Folts opened the Public Hearing at 7:11 p.m. He asked for comments from the floor at that time.

This property has been offered for sale by the Town and Art Carney has purchased the 56 acres. Wes Kennison, former town supervisor, came forward to speak. W. Kennison said he had advised the current town supervisor, Will Wadsworth, of the need to protect this parcel from development rights. This land contains the water source for two different water sheds. It is a sensitive piece of land where development could affect Fall Brook water. W. Kennison expressed his wish for some protection for this environmentally sensitive parcel, although he is not personally opposed to the subdivision. He said he wished to speak at the

public hearing as a matter of public record.

A large portion of this 56-acre parcel is federal wetlands and should not be further developed. Brad Carney spoke up and said there is really only one part not wet seasonally and the town retains rights to the well existing there. He said his family is considering conservancy. Their intent is to use the land for hunting, fishing, etc.

The hearing remained open for 30 minutes.

Chair Folts closed the public hearing at 7:41 p.m.

SEQR short form was done by Planning Board members.

Marcea Clark Tetamore 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.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Hank Latorella made the MOTION for FINAL APPROVAL of the Town of Geneseo Two-Lot Subdivision, located on Warner Road behind the town barns and transfer station, tax map #81.-2-48.1. The parcel will not be developed further.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

5. **GV Conservancy Update on Efforts Regarding Farmland Protection and Other Activities.**

Chair Folts introduced Eric Grace, Executive Director of the Conservancy. E. Grace then presented a slide show regarding the Conservancy as a non-for-profit land organization in Geneseo. It is a land trust and exists as a protection for open space. The Genesee Valley Conservancy is one of 1600 land trusts throughout the country and protects 12,300 acres in

the Geneseo area and will soon close on an additional 5,000 acres. It was founded in 1990. There is a 20 member board of directors.

A website has been developed with up to date information. Primary focus of the Conservancy is Livingston County but Eric Grace said they hopefully will continue to branch out to the surrounding counties. The Conservancy also does own some land in the Village of Geneseo (40 acres).

E. Grace explained the agency tools such as a conservation easement whereby the land owner removes development rights from a piece of land. These rights are extinguished by a land trust. This is a perpetual restriction – a subsequent land owner is bound by it but it is negotiable. Taxes are not reduced as most conservancy land is farm land. There is a small tax incentive from the state. However, that funding is limited currently. Every project has to have a public benefit and any funding is from the State Agriculture and Markets Program. The Conservancy wants to foster agricultural viability.

Eric Grace then passed out handouts to the board members present and to the secretary for filing.

6. PUBLIC HEARING for FINAL APPROVAL: Joseph and Patricia Tuchrello Two-Lot Subdivision, 4789 Lakeville Rd., Tax Map #72.-1-18.

Chair Folts opened the public hearing for the Tuchrello subdivision at 7:12 p.m. He asked for comments from the floor.

The hearing remained opened for thirty minutes. There were no comments from the floor and so the hearing was closed by the chair at 7:42 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.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Patti LaVigne made the MOTION for FINAL APPROVAL for the Joseph and Patricia Tuchrello Two-Lot Subdivision, 4789 Lakeville Rd., Tax Map #72.-1-18.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

7. New/Other Business:

Chair Folts asked if there was any new business or updates on current projects.

Marcea Clark Tetamore said that the property previously occupied by Starbuck's grass needs to be mowed. She also announced that AGL at Lakeville Estates has sold their last model home. However, there is still an outstanding Morgan Management bill. No C of O has been issued.

Marcea Clark Tetamore then initiated some discussion regarding the Town's Master Plan. It was the general feeling of the board members present that they discuss it at some future point. Chair Folts will inquire whether it is final.

8. Adjournment:

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

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

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

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