

**APPROVED**  
**on 02/07/11**

**Town of Geneseo Planning Board  
Regular Monthly Meeting Minutes  
January 10, 2011  
7:00 – 7:45 PM**

**Members Present:**

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

**Others:**

Myron and Pat Brady  
Ron Maxwell, CEO

**Excused:**

Hank Latorella

**1. Call to Order:**

Dwight Folts, Chair, called the regular January 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 December 13, 2010 Planning Board meeting were reviewed by the board members present.

**Tom Curtin made the MOTION to accept the minutes of the November 8, 2010 meeting as presented.**

**David Woods SECONDED the motion.**

**All in favor: David Woods, Dwight Folts, Patti LaVigne, Mark Shepard, and Tom Curtin.**

**Opposed: None.**

**Abstained: Marcea Clark Tetamore** (Excused from the Dec. 13, 2010 meeting.)

**MOTION PASSED.**

**3. CODE OFFICE REPORT:**

Chair Folts asked CEO Ron Maxwell for a Code Office Report. CEO Maxwell announced that at present there was not a printed report available due to elimination of the code office clerk's position.

CEO Maxwell said that Coast Professional will be coming back to the Planning Board with an expansion proposal/site plan modification. Evidently, requests for engineering proposals are out. LeCesse is the builder.

Jim Oberst, Town Engineer, confirmed that the existing retention pond is only sufficient for Coast Professional at present. Chair Folts then said it is his understanding that there are about four ways to handle the stormwater issue when phase 2 and 3 are built. Dawn Aprile is agreeable to possibly three of these four. Ms. Aprile is involved because the stormwater will run across land owned by Premium Development and there are plans in the future to develop this land. Chair Folts said there will be a meeting on Wednesday at 1 p.m., January 12, at the Town Office to discuss this stormwater management. LeCesse, Dawn Aprile, and MRB will be in attendance and other members of the Planning Board were invited to attend for their input.

Ron Maxwell then continued with his code office report. There were many building permits issued at the close of 2010 due to changes in the code. No more heat runs are permitted on exterior walls and 50% of lights are to be LED are some of the changes in the NYS energy code. There may not be as many new home permits in 2011 as everyone works through these changes.

**4. VILLAGE PLANNING BOARD REPORT.**

Chair Folts asked David Woods to report on the Village Planning Board. D. Woods said that he had been unable to attend the last meeting but was able to speak about highlights from the minutes. The meeting had been devoted mainly to signage issues. New sign submissions were received from KFC/Taco Bell. The Hampton Inn sign received a negative recommendation and is now going to the ZBA. The Inn wished to place a large sign on its third story when only placement on the second is permitted; they also would like a larger free standing sign than what code permits. The ZBA's next meeting is January 20. The Verizon sign for Lakeville Road was approved.

**5. CONCEPT/PRELIMINARY Approval: Brady Two-Lot Subdivision, 4286 Reservoir Rd., Tax Map#81.-2-48.11.**

Myron Brady came forward to describe this application request. Planning Board members examined the map. M. Brady pointed out that there is a 40-ft. and 75-ft. easement for one lot. One lot is 76 acres and another lot will be 4 acres. There was some discussion initiated by Marcea Clark Tetamore on easement requirements. CEO Maxwell was asked about the minimum width specified for a driveway (CEO Maxwell said 25-30 feet would suffice.). Marcea Clark Tetamore questioned whether the 40-foot easement was recorded and what utilities were actually included and to whom it was granted. M. Brady said that upon sale it will be granted to him and that he actually will own the easement.

There was then some discussion amongst board members on why the one lot was four acres. CEO Maxwell said that a lot of three acres is considered residential and that four acres could remain agricultural zoning as long as the property owner grossed an income of \$10,000 or more a year on the entire agricultural operation.

David Woods pointed out that both the Rutherford and Kingston farms are within 500 ft. of the property being subdivided. These farms did not appear on the original subdivision application.

The applicant was asked by the Planning Board to correct the original AG DATA form portion of the application in the official file. M. Brady did this during the meeting.

There was then some discussion about the requirements for a building lot; CEO Maxwell said that frontage has to be 150 feet.

Several board members continued to express a desire to discuss the narrow easement of 40 feet with the Town Attorney. It was decided to continue this at the January 24 work meeting and Chair Folts will contact Jim Coniglio, Esq., to request his attendance at that time.

**Tom Curtin made the MOTION for CONCEPT/PRELIMINARY Approval for the Brady Two-Lot Subdivision, 4286 Reservoir Rd., Tax Map#81.-2-48.11.**

**Mark Shepard SECONDED the MOTION.**

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

**Opposed: None.**

**MOTION PASSED**

**6. New/Other Business:**

Chair Folts announced that Planning Board member, Hank Latorella, was home recovering from a table saw injury. A get well card was circulated.

Patti has been reappointed to the Planning Board but has resigned from her position as Vice Chair. Chair Folts announced that this position will now be held by Tom Curtin.

Chair Folts announced that the letter needed from a Lakeview Estates neighbor so that a garage can be build on a next door lot has been received. This letter will be attached to the official minutes. CEO Maxwell said the garage can be constructed as long as setbacks are maintained. Marcea Clark Tetamore reported that Morgan Management has increased the Lakeville residential fees by \$55/month.

**7. Adjournment:**

There being no additional business, the meeting ended at 7:45 p.m.

**Tom Curtin made a MOTION to adjourn the meeting at 7:45 p.m.**

**Marcea Clark Tetamore SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Town of Geneseo Planning Board

dmm