

**Town of Geneseo Planning Board
Work Meeting Minutes
January 24, 2011
7:15 – 8:00 PM**

Members Present:

Dwight Folts
David Woods
Tom Curtin
Hank Latorella

Others:

Myron and Pat Brady
Jim Coniglio, Esq., Town Attorney
Jim Oberst, Town Engineer

Excused:

Marcea Clark Tetamore
Mark Shepard
Patti LaVigne

1. Call to Order:

Dwight Folts, Chair, called the January work meeting to order in the board room of the Town Offices at 7:15 p.m.

2. Review of Minutes:

The Planning Board Minutes from the January 10, 2011, meeting were reviewed but not voted upon due to the lack of a quorum.

3. VILLAGE PLANNING BOARD REPORT.

Chair Folts asked David Woods to report on the Village Planning Board. D. Woods reported that there has not been a meeting since January 10th. However, the meeting agenda on January 26 includes signage approvals for K of C and Taco Bell.

4. DISCUSSION Regarding FINAL APPROVAL of the Brady Two-Lot Subdivision, 4286 Reservoir Rd., Tax Map#81.-2-48.11.

Planning Board members examined the subdivision map which had been provided by Myron Brady. One lot is 76 acres and another lot will be 4 acres. M. Brady pointed out that there are 40-ft. and 75-ft. easements.

Town Attorney, Jim Coniglio, Esq., said there is no actual requirement in the town code to prevent granting a subdivision for landlocked land. However, the easement viewed on the map does attempt to deal with this issue. Attorney Coniglio continued that if a house were to be built on the lot in question, it would need to go before the ZBA. Given the circumstances, the ZBA might grant a variance. The Planning Board does have the power to say that the easement is adequate but not for a building lot. The question was asked about whether the

land is being farmed and will continue to be farmed; it is. Should there be an instance in the future where the lot might be considered a building lot, the Town code allows for the Planning Board to recommend the granting of a ZBA variance under equitable circumstances. The remaining parcel would remain AG.

Attorney Coniglio said that the Planning Board does have the power to dispense with the requirement for access to a public highway; tractors and other farm machinery really do not require 150 foot frontage and a width of 40-50 feet seems adequate. M. Brady said the buyer in mind wishes to continue to farm the four acres. He and another farmer have a larger farming operation in another location in the county.

Hank Latorella expressed concern about future development of the land in question. However, as the town attorney pointed out, such a development would come before the Planning Board.

Attorney Coniglio suggested the following recommendations: a) Land is to be used for agricultural purposes only; b) Only agricultural structures are to be built; and c) Recording data is to be placed on the final map.

Chair Folts asked if there were any other concerns. David Woods said his suggestion would be to reconfigure the lot lines in order to give actual road frontage to the larger lot. Myron Brady said this would place another driveway adjacent to an existing one. He is not sure the potential buyer would be willing to change the existing plan as presented. Attorney Coniglio said that access easements do not change the landlocked status of a lot. It was suggested that changing the lot line configurations to make the land covered by the 40-foot access easement part of the larger lot would remedy this. The surveyor can adjust the plot lines so that the total acreage for each of the two lots would not be changed. Pat Brady agreed to propose this to the prospective buyer of the smaller lot, and supply the Planning Board with a revised subdivision plat. This subdivision can then be sent to the County Planning Board, and a public hearing scheduled.

Some discussion then took place about the need for the four acres to remain AG. Attorney Coniglio said this zoning is not really a Planning Board concern but is up to the assessor.

5. FINAL APPROVAL for the Site Plan and Special Use Permit for a Wind Tamer windmill at the Genesee Christian School, tax map#90.-1-4.2.

Chair Folts asked if there was to be any further discussion on the above project. It was noted by David Woods that the County Planning Board had discussed and acted upon this project at its January 13, 2011 meeting. The letter was submitted to the secretary for the official file.

Tom Curtin made the MOTION for Final Approval of the Site Plan and Special Use Permit for a Wind Tamer windmill at the Genesee Christian School, tax map#90.-1-4.2. The Special Use Permit will be for a period of five years.

David Woods SECONDED the motion.

**All in favor: Dwight Folts, David Woods, Tom Curtin, and Hank Latorella.
Opposed: None.**

MOTION PASSED.

It was noted by the chair that suggestions to the Town for residential wind tamer zoning will be done at some time in the future.

6. New/Other Business:

Both Chair Folts and Jim Oberst, Town Engineer, spoke about the meeting with Coast Professional representatives which had occurred on January 12, 2011.

The company is planning to expand out into the parking lot during this phase 2. There may even be a third phase in the future. Additional stormwater control will need to be done for the current project. The enlarged parking lot will be tilted so as to satisfy stormwater issues. Jim Oberst suggested accommodating for that in the future also. Some control must be done on site. Quantity will be addressed by the regional pond already in existence. Jim Coniglio, Esq., spoke to the importance of having the design ready when modification to the site plan is presented to the Planning Board. The present regional pond is owned by the town and as such the town is responsible for its maintenance. Water on Coast Professional property will run into this regional pond and so quality must also be addressed periodically. The importance of having all the paperwork and plans available to the board by the applicant for the February meeting was stressed.

7. Adjournment:

There being no additional business, the meeting ended at 8:00 p.m.

David Woods made a MOTION to adjourn the meeting at 8 p.m.

Tom Curtin SECONDED the motion.

All in favor: Dwight Folts, David Woods, Tom Curtin, and Hank Latorella.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm