

APPROVED
on 03/14/2011

Town of Geneseo Planning Board
Monthly Meeting Minutes
February 7, 2011
7:00 -7:45 PM

Members Present:

Dwight Folts
Patti LaVigne
Tom Curtin
Hank Latorella
Marcea Clark Tetamore

Others:

Jim Oberst, PE, Town Engineer
Jim Coniglio, Esq., Town Attorney
Joseph Ardieta, PE
Everett Stagg, Coast Professional
Roxanne Baker, Coast Professional
Michael Konopka Architecture
Dean O'Keefe, CEO

Excused:

Mark Shepard
David Woods

1. Call to Order:

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

2. Code Office Report:

Chair Folts asked CEO O'Keefe for his input. D. O'Keefe replied that there is a report for 0101 through 02/07/11 this month which the secretary has placed in board members' mail boxes. There are houses being built in the town. He also reported that CEO Maxwell is doing well and going to physical therapy twice a week.

3. Review of Minutes:

The Planning Board Minutes from the January 10, 2011, meeting were reviewed.

Tom Curtin made the MOTION to approve the January 10, 2011 meeting minutes as presented.

Patti LaVigne SECONDED the motion.

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

Abstained: Hank Latorella (Excused at that meeting.)

Opposed: None.

MOTION PASSED.

January 24, 2011 work meeting minutes were also reviewed but not voted upon due to the lack of a quorum.

4. Village Planning Board Report.

There was no report this month.

5. CONCEPT/PRELIMINARY APPROVAL for Site Plan: Coast Professional 2, 4273 Volunteer Road, Tax Map #81.-1-2.82.

Joseph Ardieta, PE, from Vanguard Engineering is the site engineer for this project and presented the project diagram to board members present. His February 6, 2011 letter of response to MRB was also distributed and is placed in the official files.

J. Ardieta gave an overview of the project which is a 1300 square foot expansion to the north. Some of the points in the above-mentioned letter were highlighted. One point is the fact there will be more parking than what is required in order to allow for possible expansion in the future. This is only phase 2. The building use requires 14 spaces per thousand. There are two shifts of workers which does increase the demand. Thus, there will be 108 spaces in the proposed expansion. Six of these will be handicapped. The expanded building will utilize the same building characteristics in regard to appearance. There will not be a sprinkler system.

J. Ardieta continued with the subject of landscaping. The same plantings will be used with the placing of more evergreens on the west side. Landscaping on the north would only be temporary due to plans for future expansion. Along the east there is already an existing line of trees.

Tom Curtin asked about drainage for the parking lot and noted that fill would be required for the lot in phase 3 to elevate it along the north end. Board members then noted a difference in elevation of approximately four feet from that point to the road on the map. J. Ardieta said that the problem along the north is to get drainage to Volunteer Road. Additional building area sheets to the NW but it is very low; banking the area would look unnatural due to the huge buildup necessary. The proposal is for a swale – build up the berm along the property line. This process will require a temporary easement from Dawn Aprile as it goes across Premium Development land. At the southern end of the swale would be the outlet. Drainage from the swale would go into the Volunteer Road regional pond. Marcea Clark Tetamore asked about the projected height of the berm. J. Ardieta said it would depend upon where one is – about 4 foot difference at one point from the elevation at Volunteer Road. Alternate methods of drainage were then discussed briefly. A 580-foot pipe to the north would be required for underground drainage. This type of drainage is not as commonly used currently. Hank Latorella questioned the possible problem of mosquitoes. J. Ardieta said that there are more mosquitoes drawn to an empty pop can than to a pond with natural

predators. The intent is for water to move through cat tails as much as possible. There will be a long term maintenance plan in effect. Perk test was done today but the land did not perk. This could be due to the amount of melt the past couple of days. Jim Oberst said the swale is the best approach, in his opinion, as long as the grading easement can be obtained. A question was asked about runoff from the roof; the building addition will add two more downspouts which will drain to the east. Chair Folts questioned Dean O'Keefe, CEO, about his input. D. O'Keefe said that he and CEO Maxwell had discussed the project and had no issues. The Code Office will go along with the engineer. There is a fire hydrant in SE corner of property. There are no problems with the new codes which just went into effect; however, D. O'Keefe suggested looking at the new energy code carefully.

Tom Curtin asked about the drainage easement. Roxanne Baker said Dawn Aprile has been open to their communication. This will only be a temporary easement until the pond is constructed. The pond is not built to the North due to the grade and the subsequent difficulty in getting the water to drain (uphill).

Coast Professional hopes to break ground in April.

There was then a brief discussion about the fact there is no land zoned AG within 500 feet. The secretary will check the location of the Village line as to whether it is within 500 feet. Chair Folts said this project will be sent to the County Planning Board.

Marcea Clark Tetamore made the MOTION for CONCEPT/PRELIMINARY Approval of the Site Plan for Coast Professional, phase 2, 4273 Volunteer Road, tax map #81.-1-2.82.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

Abstained: Dwight Folts (business connection).

MOTION PASSED.

SEQR was then done by the board members present.

Tom Curtin made the SEQR MOTION for negative declaration for phase 2 for Coast Professional, based on the information and analysis done, that the proposed action will not result in any significant adverse environmental impacts.

Hank Latorella SECONDED the motion.

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

Opposed: None.

Abstained: Dwight Folts (business connection).

MOTION PASSED.

Tom Curtin, Vice Chair, signed the SEQR document.

6. New/Other Business:

Tom Curtin brought up whether there is a final Master Plan for the Gateway area. He will check with Jean Bennett for a copy. The expansion of Coast Professional is compliant with Gateway zoning. Particulars about zoning can be discussed in the future.

Marcea Clark Tetamore may not be able to attend the March 14 meeting due to a trial starting.

Chair Folts brought up Jim Oberst's procedure for gathering signatures when a project is finished. D. O'Keefe said CEO Maxwell had worked on a flow chart at one time. This could be added to the application packets.

7. Adjournment:

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

Marcea Clark Tetamore made a MOTION to adjourn the meeting at 7:45 p.m.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

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