

APPROVED
on 04/11/2011

**Town of Geneseo Planning Board
Monthly Meeting Minutes
March 14, 2011
7:00 – 7:55 PM**

Members Present:

Dwight Folts
Mark Shepard
Patti LaVigne
Tom Curtin
Hank Latorella

Others:

Myron and Pat Brady
Jim Oberst, Town Engineer
Joseph Ardieta, PE
Dawn Aprile, Premium Development
Roger Christiano
Barry Iyalski

Excused:

Marcea Clark Tetamore
David Woods

1. Call to Order:

Tom Curtin, Vice Chair, called the regular March monthly meeting to order in the board room of the Town Offices at 7:00 p.m.

2. Review of Minutes:

Chair Folts arrived and requested that the Planning Board review the minutes from the January 24, 2011, meeting. These minutes were not voted upon due to the lack of a quorum.

The February 7, 2011 minutes were then reviewed.

Tom Curtin made the MOTION to approve the February 7, 2011 meeting minutes as presented.

Hank Latorella SECONDED the motion.

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

Abstained: Mark Shepard (Excused at that meeting.)

Opposed: None.

MOTION PASSED.

3. CODE OFFICE REPORT.

A report for the period 02/01/11-02/28/11 was received by Board members. It was noted that both code officers are away attending annual training.

4. VILLAGE PLANNING BOARD REPORT.

There was no report given this month as David Woods was excused from this meeting.

5. COAST PROFESSIONAL UPDATE.

Joseph Ardieta from Vanguard Engineering was asked by Chair Folts to update the board on Coast Professional phase 2 developments. He proceeded by saying that test results from the perk test were worse than anticipated resulting in having to expand the volume of the pond. The bank was slid 3 feet to the west. J. Ardieta has spoken to Dawn Aprile, Premium Development, regarding a necessary easement via email. (Copy is found in the official file.) D. Aprile has agreed to grant a temporary easement subject to several legal conditions. A copy of this easement will be attached to the official Public Hearing minutes and included in the official Coast Professional phase 2 file.

J. Ardieta continued that a traffic count has also been done, the result being that traffic entering Coast Professional was much less than anticipated. (This letter is in the official file and attached to these minutes.) Jim Oberst, Town Engineer, then addressed the Coast Professional 2 revisions and submitted MRB's letter dated March 14, 2011 to Planning Board members. He continued by saying a few housekeeping items remain. Chair Folts then emphasized the necessity for Coast Professional lawyers to produce a temporary easement for Premium Development as soon as possible.

Tom Curtin noted that approval from the County Planning Board had been requested and received at its March 10th meeting.

Tom Curtin made the MOTION that a public hearing for Coast Professional phase 2 be held on April 11, 2011 at 7:10 p.m.

Mark Shepard SECONDED the motion.

All in favor: Patti LaVigne, Tom Curtin, Hank Latorella, and Mark Shepard.

Opposed: None.

Abstained: Dwight Folts (business connection).

MOTION PASSED.

6. PUBLIC HEARING: FINAL APPROVAL of the Brady Two-Lot Subdivision, 4286 Reservoir Rd., Tax Map#81.-2-48.11.

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

The hearing remained open for 30 minutes.

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. Tom Curtin pointed out on the map that there are 40-ft. and 75-ft. easements. Hank Latorella asked for clarification that 150 foot frontage will not satisfy frontage for a residential building.

There being no comments from the floor, Chair Folts closed the public hearing at 7:40 p.m. SEQR was then done by board members.

Patti LaVigne made the MOTION for 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, and Mark Shepard.

Opposed: None.

MOTION PASSED.

Patti LaVigne made the MOTION for FINAL APPROVAL of the Brady two-lot subdivision, 4286 Reservoir Rd., Tax Map #81.-2-48.11.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Hank Latorella made the MOTION for an AMENDMENT that final approval of this subdivision does not imply approval of 150-foot frontage for a residential project.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

7. ZONING DISCUSSION (Roger Christiano) for Parcels Tax Map#80.001-18.112:

Chair Folts asked Roger Christiano to come forward and discuss his recent request in his letter dated February 24, 2011, to the board. R. Christiano said he had spoken with Ron Maxwell, CEO, about the possibility of changing the zoning at 4550 Genesee Street to include apartments. He was approaching the Planning Board for future direction. Photos of the property were passed around to the board members. Roger Christiano reported that he has received several offers on the property. The property has no sewers but there is septic. There is public water. He previously had submitted drawings for septic in 1999 for about 100 people. The Verizon store has been sold. There remains an engraving store, Scorsone's, an insurance agency, and the airport in that Genesee Street area. R. Christiano understands that according to present zoning, buildings must be single story and no larger than 6,000 sq. feet. However, he said he has received several requests from potential buyers wishing to build apartments at the site.

Hank Latorella then spoke about the mission of the Planning Board as being planning, not reacting to zoning proposals.

Livingston County is close to 20% low income housing saturation while the national average is about 8%. Roger Christiano mentioned that area fill may soon be available for this wet site. He said many developers are interested in student housing at this location. Chair Folts said he is concerned about spot zoning as residential is nearby. Zoning is supposed to be single story.

There was concern expressed about truck traffic also.

Tom Curtin said consideration would involve a letter to the Town Board from the Planning Board.

Jim Oberst said an apartment project might involve an individual septic treatment system given that the land is in the flood plain.

Patti LaVigne brought up the possibility of resulting vacant houses in the village if students migrated to Roger's property. Redevelopment of the village might take place.

Retirement apartments could be another possibility. Patti LaVigne suggested town houses rather than apartment buildings.

Chair Folts asked that the secretary secure the maps of area zoning for the April meeting. Zoning for mixed use and its appropriateness will be discussed. Why is the current zoning one story? Patti LaVigne suggested looking at the entire area if re-zoning is to be considered. Mark Shepard asked Roger Christiano for the concrete ideas of prospective developers for the next meeting.

8. New/Other Business:

There was no other or new business.

9. Adjournment:

There being no additional business, the meeting ended at 7:55 p.m.

Tom Curtin made a MOTION to adjourn the meeting at 7:55 p.m.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm

Attachment: Traffic Report, Coast Professional 2

VANGUARD
E n g i n e e r i n g P C

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Rochester New York 14610-2911
585.737.5075 ∞ 585.861.6799 fax
joe.vanguard@rochester.rr.com

March 10, 2011

Town of Geneseo Planning Board
C/o Mr. Dwight Folts, Chair
4630 Millennium Drive
Geneseo New York 14454

Re: Coast Professional Office, Phase 2 Traffic
Vanguard Project Number 201109

Planning Board Members:

A Town staff member raised a query regarding traffic along Volunteer Road at a January 12, 2011 meeting. We agreed to perform an informal traffic count and provide results to the Planning Board. This letter details our analysis.

We counted traffic on February 7, 2011 from 11:30AM to 1:30PM (designated as "midday count") and from 4:00PM to 6:00PM ("evening count"). Weather conditions were cloudy and 40° F during midday count; conditions were light snow and 32° F during evening count. We counted all traffic entering, exiting and bypassing the entrance to the Coast Professional site. The results are shown on the attached diagrams.

In our opinion, the traffic impact by the present site is negligible and the proposed expansion will likely not cross a threshold requiring mitigation. It is noted that our opinion is based upon an informal analysis.

We hope this addresses the issue. If the Board wishes, we will gladly discuss the topic further at the March 14, 2011 meeting. Also, feel free to contact me at the above telephone or email address with comments or questions. Thank you.

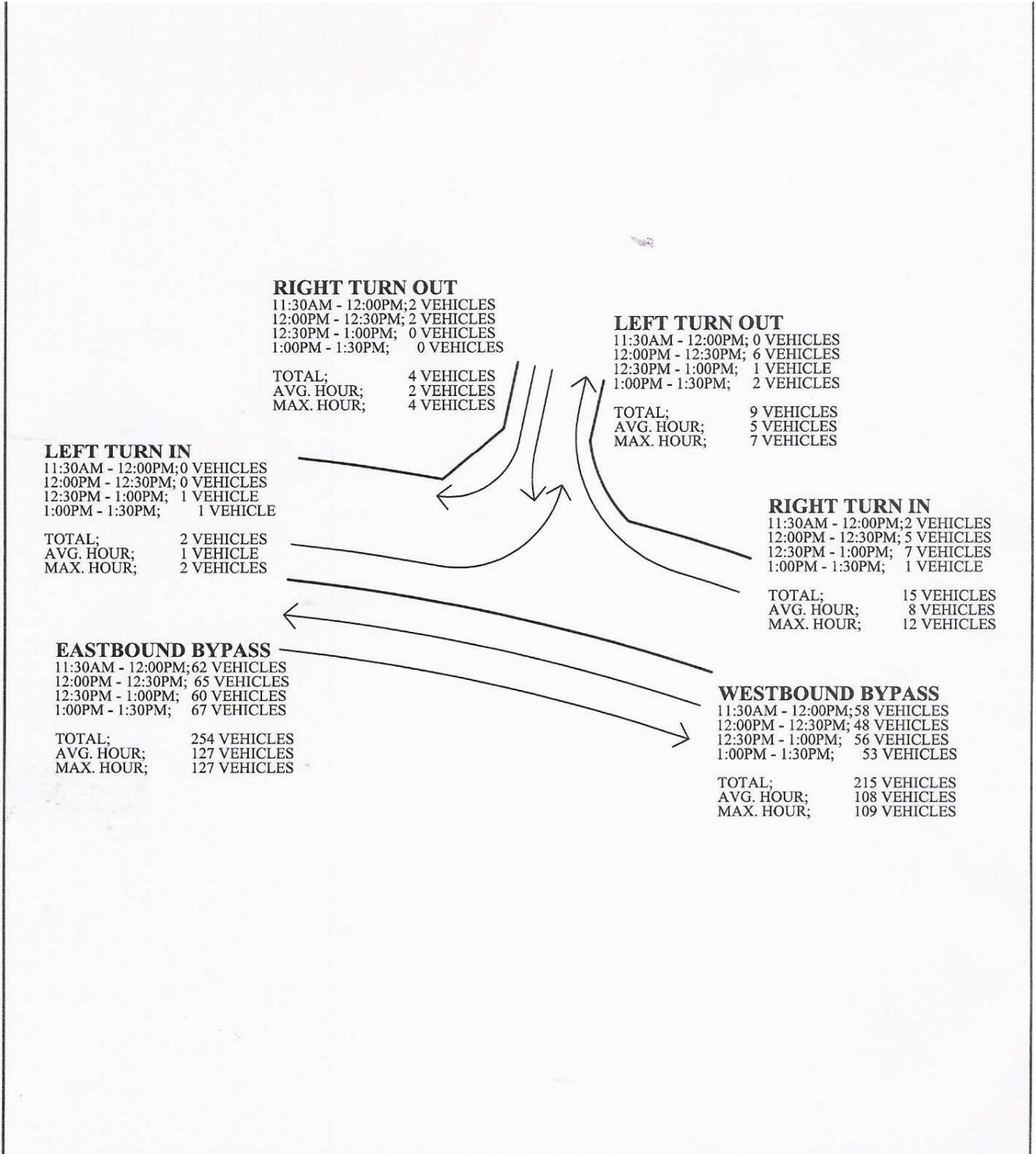
Sincerely,



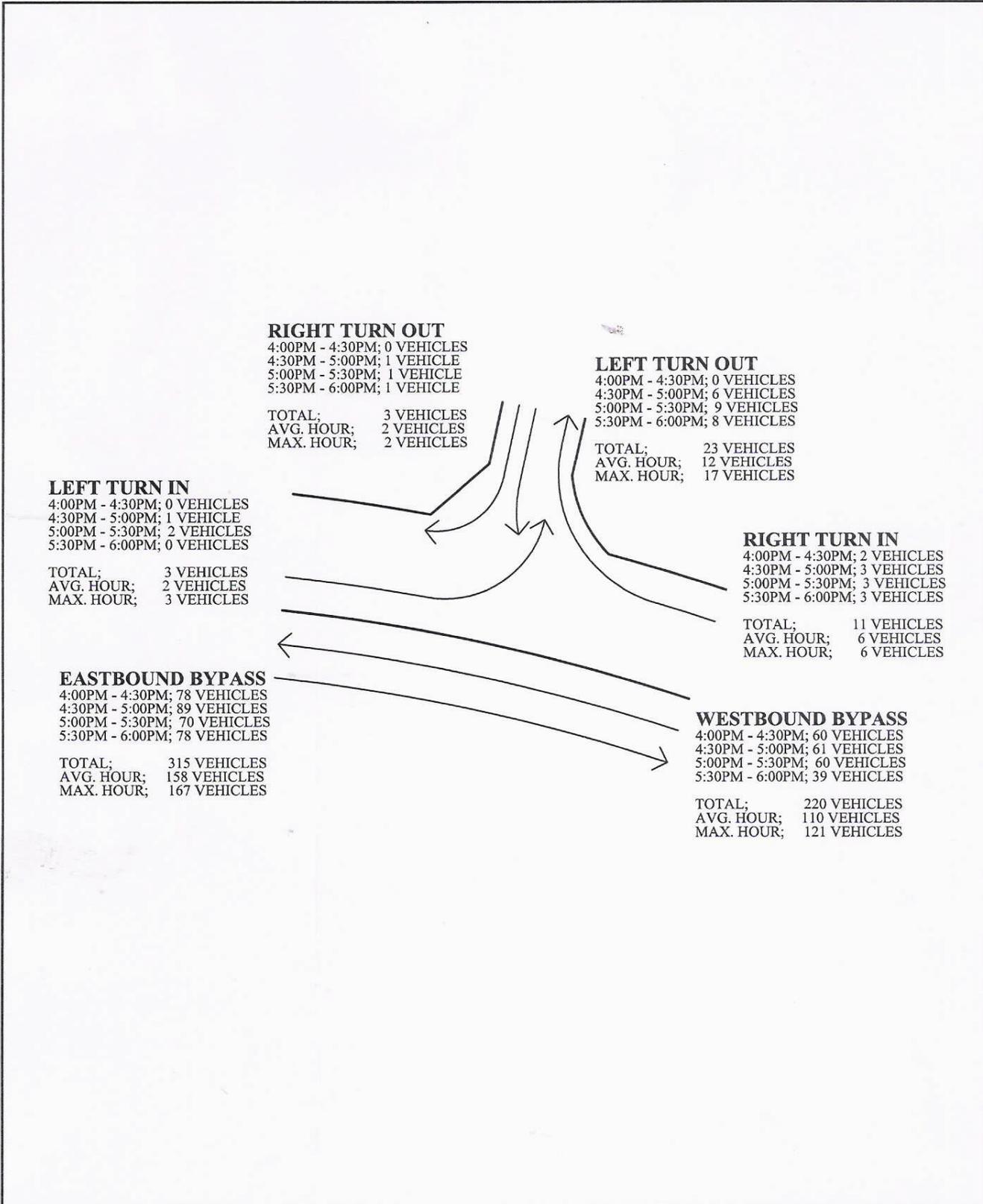
Digitally signed by Joseph Ardieta
DN: cn=Joseph Ardieta,
o=Vanguard Engineering PC,
email=joe.vanguard@rochester.rr.
com, c=US
Date: 2011.03.10 17:09:21 -0500

Joseph C. Ardieta PE
President
VANGUARD ENGINEERING PC

Cc: Barry Ingalsbe, LeCesse Construction Services LLC
Roxanne Baker, Coast Professional, Inc.



VANGUARD Engineering PC 241 Castlebar Road, Rochester New York 14610 585.787.5075 phone • 585.681.8799 facsimile joe.vanguard@rochester.rr.com	SCALE	DATE	PROJECT NUMBER
	NOT TO SCALE	03/10/2011	201109
	TRAFFIC COUNT FROM 11:30 AM - 1:30 PM LECESSE CONSTRUCTION SERVICES LLC COAST PROFESSIONAL OFFICE PHASE 2 4273 VOLUNTEER ROAD, GENESEO, NEW YORK		



VANGUARD
 Engineering PC

241 Castlebar Road, Rochester New York 14610
 585.737.5075 phone • 585.681.8799 facsimile
 joe.vanguard@rochester.rr.com

SCALE NOT TO SCALE	DATE 03/10/2011	PROJECT NUMBER 201109
TRAFFIC COUNT FROM 4:00 PM - 6:00 PM LECESSE CONSTRUCTION SERVICES LLC COAST PROFESSIONAL OFFICE PHASE 2 4273 VOLUNTEER ROAD, GENESEO, NEW YORK		
FIG. NO. 1	DRAWN RGH	
CHECKED JCA		