

**APPROVED**  
**on May 9, 2011**

**Town of Geneseo Planning Board**  
**Monthly Meeting Minutes**  
**April 11, 2011**  
**7:00 – 8:40 PM**

**Members Present:**

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

**Others:**

Ron Maxwell, CEO	Justin Rosen
Jim Oberst, Town Engineer	Cindy Parks
Joseph Ardieta, PE	Sarah Spaker
Alyssa Polosky	Barry Iyalski
Justin Levitt	Megan Stetson
Roger Christiano	

**1. Call to Order:**

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

**2. Review of Minutes:**

Chair Folts asked the board to review the minutes from the January 24, 2011 work meeting.

**David Woods made the MOTION to approve the January 24, 2011 meeting minutes as presented.**

**Hank Latorella SECONDED the motion.**

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

**Abstained: Marcea Clark Tetamore, Patti LaVigne, and Mark Shepard (excused at that meeting).**

**Opposed: None.**

**MOTION PASSED.**

Minutes from the March 14, 2011 Planning Board meeting were also reviewed.

**Tom Curtin made the MOTION to approve the Mach 14, 2011 meeting minutes as corrected.**

**Patti LaVigne SECONDED the motion.**

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

**Abstained: Marcea Clark Tetamore and David Woods (both excused from that meeting).**

**Opposed: None.**

**MOTION PASSED.**

**3. CODE OFFICE REPORT.**

Chair Folts requested that CEO Maxwell report on the Code Office for this past month.

Ron Maxwell, CEO, reported that the code officers have been busy with the Hampton Inn which is already fully booked for SUNY graduation week. There are 66 rooms. The Inn wants a C of O this month.

The owner of Genesee Valley Plaza (Central) has sold the plaza again. Most of the current signs are being removed. Hank Latorella asked about sandwich boards. CEO Maxwell said they are allowed during the business hours of operation.

Chair Folts asked that R. Maxwell inquire about replacing the Mobil STOP sign as it is no longer readable. R. Maxwell said he will send Josh Bruckel a letter to that effect.

Overall, the Code Office is busy with permits; several additions have come in.

**4. VILLAGE PLANNING BOARD REPORT.**

Chair Folts requested that David Woods give a report. D. Woods reported on the March 16 meeting at which the Village Code was reviewed. Review continued at the meeting on the 23<sup>rd</sup> also. Will Wadsworth's plans for converting the Homestead to an event center was discussed. There is a need for a permit for a commercial kitchen for 50-100 people. There might also be a bed and breakfast in the future. A traffic concern – the existing flashing light – was discussed as to whether it will be adequate.

Mark Scoville has requested a permit for a two-story apartment building at 42 Court Street. Major issue discussed was the storm drain.

The KFC signage was approved.

**5. PUBLIC HEARING: Final Approval of Site Plan: Coast Professional Phase 2, 4273 Volunteer Road, Tax Map #81.-1-2.82.**

Chair Folts opened the public hearing a few minutes late at 7:15 p.m. The hearing was held open to comments from the floor for a period of 30 minutes.

Joseph Ardieta from Vanguard Engineering was asked by Chair Folts to update the board on Coast Professional phase 2 developments.

J. Ardieta presented a Coast Professional phase 2 diagram on a drawing board to those present. Jim Oberst, town engineer, distributed MRB's comments in a letter to the board. Joseph Ardieta, PE, stated that he will be complying with the four conditions listed in the April 11, 2011 MRB letter. Efforts will be made to keep all water on the Coast Professional property. A company has been hired. Some structural measures may be necessary. Compacted topsoil will be used. This is an O2 dry swale. Run off reduction method which is promoted by NYS DEC will be used. J. Ardieta said the pipe draining onto Dawn Aprile's land will be cut so that the water remains on Coast Professional land. He said they are not digging down very far. At this point Hank Latorella asked about shale being close to the surface and, therefore, affecting drainage. J. Ardieta said the perks had not been great (105 minutes) but that he did not expect it to be a problem. CEO Maxwell said the parking lot will just remove topsoil anyway. Any shale can be dug through for the addition.

CEO Ron Maxwell then stated that a parking lot has already been constructed without site plan approval.

Chair Folts then brought Planning Board members up to date on the day's (April 11<sup>th</sup>) happenings regarding the discussions between Coast Professional and Dawn Aprile. There remains the necessary legal document yet to be drafted describing the easement. Verbally, there has been an informal agreement reached this afternoon on a 15-foot easement.

Chair Folts closed the public hearing after 30 minutes. There ensued some discussion amongst planning board members about a final approval with conditions. Marcea Clark Tetamore said that any condition, (the legal easement) must be time sensitive. A time frame of three to four weeks was finally agreed upon. CEO Maxwell said any site plans must first be signed before he can issue a building permit. Coast Professional representatives estimate construction to begin and ground to be broken about June 1.

There was additional discussion among board members regarding the granting of conditional approval. Jim Oberst said he is waiting to hear about two items in particular mentioned in his April 11<sup>th</sup> letter.

**Tom Curtin made the MOTION for FINAL APPROVAL of the Site Plan for Coast Professional Phase 2, 4273 Volunteer Road, Tax Map #81.-1-2.82 with the following contingency:**

**That an easement be granted to Coast Professional by Dawn Aprile prior to the issuing of a building permit, and that approval is obtained from the town engineer regarding the following points:**

- 1. That a 15-foot grading easement be secured from Premium Development;**
- 2. That a geotechnical report is received regarding the bank design to determine the possibility of seepage from ponded water and infiltration undermining the structural integrity of the berm.**

**David Woods SECONDED the motion.**

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

**Abstained: Dwight Folts (business connection).**

**Opposed: Marcea Clark Tetamore.**

**MOTION PASSED.**

This item will be placed on next month's agenda for continuation of the discussion regarding the easement as well as the drainage pipe mentioned in Dawn Aprile's letter. Chair Folts will contact Jim Coniglio, town attorney.

**6. CONCEPT/PRELIMINARY APPROVAL: Trojanoski Two-Lot Subdivision, 3420 Avon Rd., Tax Map#63.-1-26.**

Chair Folts asked Theodore Trojanoski to come forward and speak about his request for a subdivision. Mr. Trojanoski showed Planning Board members a map but explained that it was not accurate. His surveyor is currently working on a corrected and up-to-date map. The presented map was examined by the board members. There are two houses on the property. One lot of 1.6396 acres will have 194-foot frontage and the other lot of 4.6717 acres 240-foot road frontage.

**Marcea Clark Tetamore made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Trojanoski two-lot subdivision, 3420 Avon Rd., tax map#63.-1-26.**

**The Public Hearing will be June 13, 2011, at 7:10 p.m.**

**Mark Shepard SECONDED the Motion.**

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

**Opposed: None.**

**MOTION PASSED.**

The secretary requested that a correct map be dropped off by the surveyor as soon as possible so that this subdivision can be sent to the County Planning Board.

**7. CONCEPT/PRELIMINARY APPROVAL: Donegan Two-Lot Subdivision, 4725 Lakeville-Groveland Rd., Tax Map#82.-2-17.12.**

Chair Folts asked Michael Donegan to come forward and present his subdivision. The applicant is purchasing property from his brother in order to build a house.

He presented a map which was examined by board members. It is a flag lot with road frontage of 30 feet at Lakeville/Groveland Road. This lot is across from the Burbank property. Hank Latorella questioned the advisability of flag lots as well as the legal meaning of frontage in the town code. He said it is his understanding that frontage was the dimension abutting the road. CEO Maxwell said flag lots have traditionally been allowed as long as there is a 70-foot front yard minimum distance to the building line (Code 106.14).

Patti LaVigne said the board must look at what is reasonable use of one's property.

Marcea Clark Tetamore said the town code needs to reflect frontage clarification as this is likely to be an ongoing issue.

After some additional discussion it was the general consensus of Planning Board members that this flag lot should be permitted as it traditionally has been allowed in the past. Hank Latorella requested an opinion from the town attorney. Chair Folts will ask Jim Coniglio, Esq., for clarification of "frontage" in the town code.

**David Woods made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Donegan two-lot subdivision, 4725 Lakeville-Groveland Rd., tax map#82.-2-17.12.**

**The Public Hearing will be June 13, 2011, at 7:15 p.m.**

**Marcea Clark Tetamore SECONDED the Motion.**

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

**Opposed: Tom Curtin and Hank Latorella.**  
**MOTION PASSED.**

This subdivision will be sent to the County Planning Board.

**8. Zoning/Mixed Use Discussion Continued (Route 63) for Tax Map Parcels #80.001-18.112:**

Chair Folts asked Roger Christiano to come forward and continue discussion of his recent February 24, 2011 request.

Roger Christiano produced his original plans for the area and showed them to the Planning Board. He said metro storage is an idea he has for future business expansion. However, only single-story buildings are permitted at present in the area. Geneseo storage is filled to capacity largely due to the high population of college students. Roger Christiano is now referring storage requests to Avon. He would like to expand locally with such extras as climate controlled storage in the future.

One developer he has spoken with from Buffalo is looking to put up a large apartment building holding 40-50 people on the land R. Christiano would like to consider selling.

Height is one big restriction as the developer would like a two-story building.

Board members suggested mixed use II zoning as a possible change for the area in question. This was discussed.

CEO Maxwell suggested adding multi-family residential to the existing code. David Woods said he is not in favor of residential at that area because of truck traffic on route 63. This is also a huge drawback for college student housing in that area.

Property drainage was then discussed as this is a flood area. R. Christiano said a large amount of fill from construction on Court Street will be coming down to his area to reduce this water. He is hoping for a four to five-foot rise in land elevation.

Jim Oberst spoke about the need for a raised bed septic system (could be \$100,000 in cost) in the area should apartments be built.

There was then a short discussion again about whether there could indeed ever be student housing in this area.

Patti LaVigne suggested looking at the Master Plan and asking the Village for their input and buy-in for that whole side of Genesee Street. David Woods and others agreed. Chair Folts asked P. LaVigne to email board members whatever has already been done regarding Master Plan suggestions for that area. David Woods was asked to check with the Village for input at their next meeting.

Chair Folts said the Planning Board should look at the zoning for the entire area. David Woods spoke about traffic safety for the area also being an important part of the discussion.

The secretary was asked to email the information on the zoning discussed during the meeting to Roger Christiano.

**9. New/Other Business:**

There was no other or new business discussed.

**10. Adjournment:**

There being no additional business, the meeting ended at 8:40 p.m.

**Tom Curtin made a MOTION to adjourn the meeting at 8:40 p.m.**

**Mark Shepard SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Town of Geneseo Planning Board

dmm