

**APPROVED**  
**on 06/13/11**

**Town of Geneseo Planning Board**  
**Monthly Meeting Minutes**  
**May 9, 2011**  
**7:00 – 8:15 PM**

**Members Present:**

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

**Others:**

Ron Maxwell, CEO  
Roger Christiano  
Roy Teitsworth

**1. Call to Order:**

Dwight Folts, Chair, called the regular May 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 April 11, 2011 regular monthly meeting.

**David Woods made the MOTION to approve the April 11, 2011 meeting minutes as corrected.**

**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 (all excused at that meeting).**

**Opposed: None.**

**MOTION PASSED.**

**3. CODE OFFICE REPORT.**

Chair Folts asked CEO Maxwell to report on the Code Office for this past month.

Ron Maxwell said that the Hampton Inn opened at 2 p.m. this afternoon.

Chair Folts asked about the STOP sign at the Mobil station by Dunkin' Donuts. R. Maxwell said he has been back there twice. The trees have been trimmed but the sign is still not able to be read.

There have been a few permits in Groveland and couple down at the lake are finishing up. One new one in village is with the Attorney General.

CEO Maxwell reported that when stimulus money was taken, it came with the 2009 energy code.

The Code Office has inspected the rental houses in the Village where the drug arrests on Main Street were made and also the house where the girl died this past Sunday.

**4. VILLAGE PLANNING BOARD REPORT.**

Chair Folts asked David Woods to give a report.

D. Woods said that the Village Planning Board met on April 13. The major item, a commercial kitchen for the proposed Homestead, was approved. SEQR long form was done. The Homestead received a special use permit and site plan approval. Use of the main building was not dealt with. The property does have historic value.

**5. Coast Professional Phase 2, 4273 Volunteer Road, Tax Map #81.-1-2.82 Continued.**

Chair Folts reported that the easement is in the hands of the lawyers. Jim Oberst has said that all outstanding issues related to this site plan, including drainage and the geotechnical report have been addressed to his satisfaction. However, he is not in favor of approving the mylars until the easement has been secured for the adjoining Premium Development lands since Coast's stormwater management plan for this site is based in part on using this additional land. (There is to be both a temporary and a permanent easement on Dawn Aprile's land.)

**6. 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 February 24, 2011 request. R. Christiano said he has learned a lot these past few months.

Patti LaVigne then reported on zoning and the Master Plan that she had worked on. Ninety-nine percent of the Master Plan zoning is non-industrial. Most is agricultural/residential. The definitions are actually more restrictive than the town code.

The goal is to encourage economic development and well-planned residential development. What Roger Christiano has suggested fits with this idea (in P. LaVigne's opinion) and could be zoned mixed use.

Board members expressed continued concern over the possible sewer treatment plant which might be necessary. This concern has been expressed in previous meetings.

Marcea Clark Tetamore believes this type of zoning would be piece-zoning. There is also concern about traffic on route 63. She has a problem with it possibly being zoned residential and prefers a larger master plan for that entire area.

Hank Latorella believes such zoning would split up the commercial districts.

Chair Folts said he prefers mixed use for that area – a combination of commercial and residential – not unlike the RIT campus.

Roger Christiano reported that in the past month he has spoken with CEO Maxwell, his attorney, and the Health Department in regards to a possible septic system for the area in question. His purpose in coming to the Planning Board was to obtain feedback; he has no personal opinion and as yet has taken no action. The area in question comprises 6 acres.

One developer R. Christiano has spoken with referred to a project in Brockport where the developer built a tunnel under the road. This could be one answer to the traffic on route 63.

One of R. Christiano's ideas is patio homes. The ones in the village sold quickly. There might also be an office building.

Tom Curtin said he favors mixed use zoning but is still concerned about traffic safety – he favors a bridge or tunnel.

David Woods then reported that the Village declined comment until such time as that area is annexed into the Village for sewer. His personal view is that the west side of route 63 is not favorable for residential development.

No action was taken by the board and Roger Christiano thanked members for their input these past few months as this subject was discussed.

#### **7. Wind Tamer Special Use Amendment.**

Chair Folts asked Roy Teitsworth to explain his request. R. Teitsworth said he is asking for a permanent special use permit for the wind tamer to be built at the Genesee Country Christian School. Board members remarked that a five-year permit has already been granted. Chair Folts explained that it is customary to grant a permit first for a five year period and afterwards to grant the permit on a permanent basis if requested. R. Teitsworth said his reasoning is the significant cost involved in erecting the wind tamer. (Pay back is said to be 15 years.) He fears he may then have to tear it down in five years. Chair Folts suggested additional wording be added to the permit as follows: that the structure may stand “. . . as long as it is functional.” David Woods said that abandonment language is already dealt with in 103-19 of the town code. A structure must be removed within 90 days after receipt of notice given if it is inoperable. Marcea Clark Tetamore gave the argument that by issuing a permanent permit the board may be opening the door for other projects to make a similar request. Hank Latorella spoke about his concern that whatever the permit is granted for may not be appropriate years from now. Tom Curtin said the public hearing that had been held was only on the basis of a five year permit. He feels a change in the time period requires another public hearing.

After some discussion, Chair Folts expressed the consensus of the Planning Board that the issue needs to be dealt with at another public hearing if the original permit is to be amended.

Roy Teitsworth will submit his application for a permanent special use permit in writing to the Planning Board. A public hearing can then be held on June 13 at 7:15 p.m.

Chair Folts said that the town attorney is working on adapting the town code to such smaller scale wind devices.

**8. New/Other Business:**

There was some discussion about the roles of a lead agency in a project.

Hank Latorella inquired regarding his question about the legal definition of frontage in the town code. Chair Folts said that the definition from Attorney Coniglio is that the necessary 70-foot frontage is parallel to the road on the lot in question. There is nothing concrete in writing in the code and it has been at the Planning Board's discretion in the past. It does not have to be road frontage. CEO Maxwell said, however, the set back must be 70 feet. Discussion continued about the definition of frontage.

**9. Adjournment:**

There being no additional business, the meeting ended at 8:15 p.m.

**Marcea Clark Tetamore made a MOTION to adjourn the meeting at 8:15 p.m.**

**David Woods 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