

APPROVED
on 08/08/11

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

Members Present:

Dwight Folts
Mark Shepard
Patti LaVigne
Tom Curtin
Hank Latorella

Others:

Ron Maxwell, CEO
Jim Coniglio, Esq.
Michael Donegan, M.D.
Christopher Donegan
Dawn Aprile, Premium Development

David Woods

Excused:

Marcea Clark Tetamore

1. Call to Order:

Dwight Folts, Chair, called the regular July 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 June 13, 2011 monthly meeting.

Tom Curtin made the MOTION to approve the June 13, 2011 meeting minutes as presented.

Patti LaVigne SECONDED the motion.

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

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 he has spoken with Pondsides Plaza about the fact that their lawn needs to be mowed on a regular basis. The usual lake complaints continue.

He also continued that the office is busy with several deck permits.

4. VILLAGE PLANNING BOARD REPORT.

Chair Folts requested that David Woods give a report. D. Woods reported on the June 22 meeting. The major item discussed was the public hearing for a special use permit for 18 Wadsworth where the owner is seeking to convert from single family to a two-family use. The Village Planning Board gave two more weeks for written comments. There is a work session scheduled to discuss this. The board will then make a decision.

The other item discussed was a sign permit for the "NOT DOT SHOP" at the corner of Chestnut and Main Streets. This was approved.

5. PUBLIC HEARING: Final Approval of the Donegan Two-Lot Subdivision, 4725 Lakeville-Groveland Rd., Tax Map#82.-2-17.12.

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

There being no comments from the floor, Chair Folts closed the public hearing at 7:45 p.m. He then told the Donegan brothers they could leave and pick up their signed maps later.

New maps provided by the applicants were examined by board members. SEQR was then done by the Planning Board.

Patti LaVigne made the MOTION to grant negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.

David Woods SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Mark Shepard made the MOTION for FINAL APPROVAL of the Donegan two-lot subdivision, 4725 Lakeville-Groveland Rd., tax map#82.-2-17.12.

Patti LaVigne SECONDED the motion.

All in favor: Dwight Folts, David Woods, Patti LaVigne, Mark Shepard and Tom Curtin.

Opposed: Hank Latorella.

MOTION PASSED.

The maps were signed by Chair Folts.

6. ZONING CHANGE REQUEST for the Gateway from Premium Development.

Chair Folts asked Dawn Aprile to explain her project and zoning request. This project was first begun in the Village in an attempt to model an active senior project. D. Aprile has also spoken with SUNY Geneseo. She states that there seems to be a lot of community support for also a multi-family housing project.

The parcel in mind is located in the town down by Walmart. D. Aprile presented a display board with the proposed project layout for the Planning Board. She explained her project and the developer's approach which is to begin with a 14 acre parcel linear in nature. There would be 198 units – a multi-family project - with a clubhouse, pool, detached garages, washers and dryers in the actual units, elevators, walking trails and possibly other such amenities. This description is necessary so as to capture the needed density of the population. There would be no age limit. However, price itself may not be conducive to students. These would be market rate rental apartments – not subsidized - and not purchased. They would be higher priced because of the amenities. There is to be a mix of one and two bedrooms. Fourteen units/acre in possibly three-story buildings is the proposed density. The code is currently at twelve units. Conceptual layout is not yet done. Market demands are, of course, considered.

Patio homes may be discussed at some point in the future if project has a second phase.

Chair Folts expressed his interest in the walking trails and possible connections with existing trails.

D. Aprile continued and said at this point Premium Development is selling the parcel to a developer but maintains a role in the application process.

Patti LaVigne specified that the two issues for the board are density and the three-story buildings

Dawn Aprile said that her deadline for the project is September 30th.

Chair Folts said that this projects requires a coordinated review with the Town Board. The lead agency will be the Town Board. In discussion it was said that SEQR cannot be segmented. Density/height requirements would necessitate inclusion in the legal process. Much of generic SEQR has been completed already (for the entire 80 acres).

D. Aprile said there will be architectural consistency. She also sees a long term need for a medical-professional building in the future. There could possibly be a child care center next year. Jim Coniglio, Esq., suggested handling this center at the same time as the other uses.

After additional discussion, Chair Folts spoke and commented that the consensus of the Planning Board is very positive in its reception of this project.

Dawn Aprile commented that she has read the Comprehensive Master Plan and believes her project is supported by it. It would, however, involve “flipping” Mixed Use 1 and 2.

Jim Coniglio, Esq., suggested outlining this project specifically (with the developer) in a letter and presenting it to the Town Board. The letter would propose the specific uses desired.

D. Aprile said she will present to the Town Board on Thursday. Jim Coniglio, Esq., and David Woods offered to work on SEQR with the Town Board in its coordinated review.

Chair Folts thanked Dawn Aprile for her time.

David Woods made the MOTION that the Planning Board agrees with the designation of the Town Board as lead agency in the SEQR review of the proposed Premium Development project.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

7. Zoning request change to the Town Board.

A draft letter written by David Woods regarding revising the Town Code was distributed among Planning Board members. After reading, Jim Coniglio, Esq., said that this request to rewrite the Town Code has been made several times in the past. He remembers as far back as 1989 when he became town attorney.

Patti LaVigne gave her input from her experience working on the Master Plan and said that the Master Plan does support such a project. Board members considered that it might be a bit late for the 2012 town budget. However, such a project could be staged and cost split over at least two budget years. Attorney Coniglio believes that the Town Planning Board should have considerable input. D. Woods is willing to draft the RFP.

Tom Curtin asked about staffing and D. Woods said such a project is usually done by a planning consultant; also some attorneys have done it. The County Planning Board has always maintained such a list of consultants.

After more discussion, board members agreed that a letter on behalf of the Planning Board would be presented at the next Town Board meeting.

Makeup for such a project could be an ad hoc committee as was suggested by David Woods and this was discussed. Jim Coniglio, Esq., recommended a smaller committee where both Town Board and Planning Board would invest in such a project. There would be a public hearing to allow for community input.

Tom Curtin suggested using the input from the Comprehensive Master Plan.

Tom Curtin made the MOTION to authorize the attached letter to be presented to the Town Board with the addition of Patti LaVigne's comments.

Mark SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

8. New/Other Business:

There was no other or new business discussed.

9. Adjournment:

There being no additional business, the meeting ended at 8:25 p.m.

Patti LaVigne made a MOTION to adjourn the meeting at 8:25 p.m.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

dmm
Attachment

Dwight Folts
Patti LaVigne
Hank Latorella
David Woods

**Town of Geneseo
Planning Board
4630 Millennium Drive
Geneseo, NY 14454**

Tom Curtin
Mark Shepard
Marcea Clark Tetamore

July 12, 2011

Geneseo Town Board
4630 Millennium Drive
Geneseo, NY 14454

Dear Supervisor Wadsworth and Members of the Geneseo Town Board:

Last night, the Town of Geneseo Planning Board voted unanimously to recommend that the Town undertake a comprehensive revision of the Town's Zoning Law. There are several reasons why we believe that this should be done at this time.

The system of Use Classes, separate from the Zoning Districts themselves, is confusing and difficult to interpret. It has been suggested several times in the past that the Zoning Law be restructured to be made more user-friendly for both Town officials and the public. Although it was once used by several towns in southern and central Livingston County, Geneseo may be the sole remaining town in the County that has not adopted a more conventional structure for presenting its regulations of uses.

Over the last decade, the Town has carried out a number of planning efforts and made a number of changes to the Zoning Law, including creation of the Gateway Overlay District. These were positive changes that will benefit the Town, but doing them as separate actions at different times has resulted in internal inconsistencies within the Law which need to be resolved. In addition, there are other provisions in the Zoning Law which should be reviewed and revised to better meet the Town's needs.

Lastly, it should be noted that the "Update of the Town Comprehensive Master Plan for the Town Outside Village," adopted by the Town Board in May 2009, recommended multiple revisions to the Zoning Law.

The members of the Planning Board understand that we are living in challenging times for municipal budgets, and that a project such as this cannot be undertaken lightly. We stand ready to work with the Town Board to plan and carry it out in a fiscally-responsible fashion. Thank you for your consideration of this recommendation.

Sincerely,

Dwight Folts, Chairman
Town of Geneseo Planning Board

DF/dmm