

**APPROVED
on 12/12/2011**

**Town of Geneseo Planning Board
Monthly Meeting Minutes
October 3, 2011
7:00 – 8:00 PM**

Members Present:

Dwight Folts
Mark Shepard
Patti LaVigne
Tom Curtin
Hank Latorella

Others:

Ben Gajewski, Genesee Valley Conservancy
Joe Ardieta, Coast Professional
Steve Sawyer

Excused:

Marcea Clark Tetamore
David Woods

1. Call to Order:

The regular October monthly Planning Board meeting was called to order in the board room of the Town Offices at 7:00 p.m. by Dwight Folts, Chair.

2. Review of Minutes:

Chair Folts asked the board to review the minutes from the September 12, 2011 monthly meeting.

Tom Curtin made the MOTION to approve the September 12, 2011 meeting minutes as presented.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

3. CODE OFFICE REPORT.

Chair Folts reported that CEO Maxwell is home with an injured back. Therefore, there was no Code Office report this evening.

At this point Chair Folts excused himself from the meeting due to a personal connection with the Sawyer Subdivision and a business connection with Coast Professional. He turned the meeting over to Tom Curtin, Vice Chair.

4. PUBLIC HEARING for FINAL APPROVAL for SPECIAL USE PERMIT: Genesee Valley Conservancy, request for parking lot, 3432 Jones Bridge Road, Tax Map#98.-1-1

Ben Gajewski was present for this project.
Vice Chair Curtin opened the public hearing to remarks from the floor at 7:20 p.m.

The hearing remained open for 30 minutes. Maps brought in were already examined by Planning Board members.

Since there were no questions or comments from the floor; the vice chair closed the public hearing at 7:50 p.m.

SEQR short form was then done by Planning Board members.

Mark Shepard 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.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Mark Shepard made the MOTION for FINAL APPROVAL for a SPECIAL USE PERMIT: Genesee Valley Conservancy, request for parking lot, tax map#98.-1-1.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

The address will be confirmed with the Code Office tomorrow morning by the secretary.

5. **CONCEPT/PRELIMINARY APPROVAL for JMS FARMS, LLC, SUBDIVISION, Reservoir Rd. (4582 Belwood Dr.), Tax Map #82-1-8.71.**

Vice Chair Curtin announced this project on the agenda and Steve Sawyer came forward to speak about it.

Steve Sawyer said that the parcel was zoned AG at the front lot. His own lot where he plans to build a house and barn is zoned RES. It extends to the current parcel on the maps provided and is 4+ acres. He said a road has been put in now according to the town code; this road gives access to the parcel. It is surrounded by farm land owned by his father, John Sawyer. There is public water and there will be a raised bed septic. The easement is 60-foot and allows access to the lot being built on.

Mark Shepard made the MOTION to give CONCEPT/PRELIMINARY APPROVAL for JMS FARMS, LLC, SUBDIVISION, Reservoir Rd. (4582 Belwood Dr.), Tax Map #82-1-8.71.

Hank Latorella SECONDED the motion.

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

Opposed: None.

The secretary announced that there will be a public hearing on November 14 at 7:10 p.m. and a letter will be sent to the applicant to this effect.

MOTION PASSED.

Vice Chair Curtin asked about the location of the house and barn since this was not indicated on the maps provided. Steve Sawyer said he will provide a rough sketch map showing the buildings for the file even though this is not required.

6. FINAL AMENDED APPROVAL: Site Plan Modification for Coast Professional's expanded parking lot, 4273 Volunteer Rd., Tax Map #81.-1-2.82.

Joe Ardieta came to the table and spoke about this project. He said there is a need for 24 additional parking spaces due to the layout of the building being changed from its original plan.

Vice Chair Curtin asked Jim Oberst, Town Engineer, his opinion of the project. J. Oberst said he is satisfied with it.

J. Ardieta continued and said that there will be a stone bed added to the parking lot addition so that employees are able to back out.

Board members asked about additional landscaping. J. Ardieta replied that trees will be extended as well as the swale (which is the storm water management for the site). The swale does become more shallow as more water is perking into the ground. The existing parking lot drains directly into this swale currently.

Thirty-five percent of the parcel will be covered when this project is completed.

Patti LaVigne made the MOTION to grant FINAL AMENDED APPROVAL for the Site Plan Modification for Coast Professional's expanded parking lot, 4273 Volunteer Rd., Tax Map #81.-1-2.82.

Hank Latorella SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

An amended site plan will be sent by Joe Ardieta reflecting the town engineer's changes.

7. NEW/OTHER BUSINESS

The recent AG tour sponsored by the conservancy was discussed. Mark Shepard remarked on how informative it was. Training opportunities in Monroe County were also discussed.

8. Adjournment.

There being no additional business, the meeting ended at 8:00 p.m.

Mark Shepard made a MOTION to adjourn the meeting at 8:00 p.m.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

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