

**Town of Geneseo Planning Board  
Monthly Meeting Minutes  
November 14, 2011  
7:00 – 8:00 PM**

**Members Present:**

Dwight Folts  
Mark Shepard (late)  
Patti LaVigne  
Tom Curtin  
David Woods

**Others:**

CEO Ron Maxwell  
Sally Roberts  
Matt Cottone  
Pat Cole

**Excused:**

Marcea Clark Tetamore  
Hank Latorella

**1. CALL TO ORDER:**

The regular November 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 October 3, 2011 monthly meeting. It was noted that due to the lack of a quorum, the minutes had to be tabled until next month.

**3. CODE OFFICE REPORT.**

CEO Maxwell reported that Coast Professional's addition is progressing rapidly. Both the addition and the parking lot are right on schedule. The blocks for the addition match those used in the original building almost perfectly.

There is a new house on the Lake and plans were sent into the office.

Fire inspections are to be scheduled soon.

**4. VILLAGE PLANNING BOARD REPORT.**

David Woods was asked by Chair Folts to give a brief report. D. Woods then reported on the October 27 Village Planning Board meeting.

Pappa Jay's restaurant received its Special Use Permit.

Livingston Lanes is putting in an addition on the southeast corner.

There is to be a second public hearing this Wednesday evening regarding 18 Wadsworth Street. In the Article 78 proceeding against the Village Planning Board, Judge Wiggins remanded the issue back to the Planning Board further consideration, including setting forth reasons for the Board's action.

Also, the Village Board of Trustees has now amended the Zoning Law to delete two-family dwellings as specially-permitted uses in the R-1 and R-2 districts.

**5. PUBLIC HEARING for FINAL APPROVAL: JMS FARMS, LLC, SUBDIVISION, Reservoir Rd. (4582 Belwood Dr.), Tax Map #82-1-8.71**

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

Vice Chair Curtin opened the public hearing at 7:15 p.m. Chair Folts announced that after consulting with the town attorney, Jim Conglio, he learned that public hearings do not need to remain open for 30 minutes, as has been the custom.

There was no one in attendance from JMS Farms.

Since there were no questions or comments from the floor; the Vice Chair closed the public hearing at 7:35 p.m.

SEQR short form was then done by Planning Board members.

**David Woods 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, David Woods, and Mark Shepard.**

**Opposed: None.**

**Abstained: Dwight Folts (personal connection)**

**MOTION PASSED.**

**David Woods made the MOTION to grant Final Approval for the JMS Farms, LLC, subdivision, Reservoir Rd. (4582 Belwood Dr.), tax map #82-1-8.71**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**Abstained: Dwight Folts (personal connection)**

**MOTION PASSED.**

**6. CONCEPT/PRELIMINARY APPROVAL of David Brown's two-lot subdivision, 4757 Lakeville Road, tax map#72.-1-25.117.**

Chair Folts asked for the person representing the David Brown subdivision to come forward and speak about this two-lot subdivision.

Pat Cole, realtor, said David Brown is selling a parcel to Brandon Brady for farming. No buildings are planned. Maps were examined by board members.

**David Woods made the MOTION to give CONCEPT/PRELIMINARY APPROVAL for the David Brown two-lot subdivision, 4757 Lakeville Road, tax map#72.-1-25.117.**

**Patti LaVigne SECONDED the motion.**

**A Public Hearing will be held December 12, 2011 at 7:10 p.m.**

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

**Opposed: None.**

**MOTION PASSED.**

**7. RENEWAL of SPECIAL USE PERMIT: Use Class 5, 120 Court Street Complex, for an exercise facility (Curves), tax map#80.-1.-13**

Matt Cottone, owner, presented this use of a commercial building as an exercise facility. There was some discussion among board members as to whether the permit should be five years or issued on a permanent basis. CEO Maxwell said that if the present Curves were to move and a new business were to move in then a new building permit would be required. This would trigger a request for a new special use permit. A temporary one is issued first to allow for a public hearing, which has been customary in past practice. David Woods said that the special use permit is for actual use, and not issued to the occupant of the building.

**Patti LaVigne made the MOTION to grant a permanent Special Use Permit, use class 5, for an exercise facility located at 120 Court Street Complex, tax map#80.-1.-13**

**David Woods SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**8. RENEWAL of SPECIAL USE PERMIT: Use Class 17, Home Occupation, for the practice of massage therapy, Sally Roberts, 4645 Porter Road, tax map#82.-2-17.3.**

Sally Roberts presented her home occupation of massage therapy practice for a renewal of her Special Use Permit. She has been doing this for 15+ years. CEO Maxwell said there have been no complaints from neighbors.

S. Roberts requested a permanent permit but CEO Maxwell explained that home occupations customarily are granted one for a five year period.

**Tom Curtin made the MOTION to grant a five-year Special Use Permit to Sally Roberts for use class 17, home occupation for the practice of massage therapy, 4645 Porter Road, tax map#82.-2-17.3.**

**Patti LaVigne SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

S. Roberts thanked the board and will receive her Permit in the mail.

**9. NEW/OTHER BUSINESS.**

Chair Folts announced that board member, Hank Latorella, is having knee surgery this Friday.

The Special Use Permit for Coast Professional's call center, tax map#81.-1.-2.82, was discussed briefly. Chair Folts excused himself from this discussion due to a business connection with Coast Professional.

Vice Chair Curtin signed the permanent permit as the original one was incorrectly dated for a limited period beginning on July 14, 2008. Because it is for a building it should have been for an indefinite amount of time. CEO Maxwell clarified this for board members.

Dawn April's new project, "The Valley at Geneseo," was discussed. CEO Maxwell reported some opposition at the recent Town Board meeting. The zoning in the area under discussion is Mixed Use 1 and is requested to be rezoned to allow for Mixed Use 2 in that area also. Only 40% of Mixed Use 2 should be high density residential. Dawn Aprile's project will increase this density greatly to about 70%.

There is also a height limit of 40 feet for the planned three-story buildings. Traffic will be an inevitable result of this development but, as Chair Folts pointed out, the Volunteer Road area

was originally planned with development in mind. There is already village water and sewer at the site. A period for written comments through November 28 at 4:30 p.m. will be commenced before the Town Board makes any decision.

A tentative schedule of Town Planning Board meetings for 2012 was distributed by the secretary but not discussed.

**10. ADJOURNMENT.**

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

**Patti LaVigne made a MOTION to adjourn the meeting at 8:00 p.m.**

**David Woods SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Town of Geneseo Planning Board

dmm