

APPROVED
1/9/2012

Town of Geneseo Planning Board
Monthly Meeting Minutes
December 12, 2011
7:00 – 8:25 PM

Members Present:

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

Others:

CEO Ron Maxwell
Don Mc Lane
Pat Cole
Dawn Aprile

Excused:

Dwight Folts

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 Tom Curtin, Vice Chair.

2. REVIEW OF MINUTES:

Vice Chair Curtin asked the board to review the minutes from the October 3, 2011 monthly meeting. Due to the lack of a quorum, these minutes had to be tabled last month. The November 14 minutes were also reviewed by board members. Both sets of minutes were reviewed and approved at tonight's meeting.

Patti LaVigne made the MOTION to approve the October 3, 2011 meeting minutes as presented.

Mark Shepard SECONDED the motion.

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

Abstained: David Woods and Marcea Clark Tetamore (did not attend the meeting)

Opposed: None.

MOTION PASSED.

David Woods made the MOTION to approve the November 14, 2011 minutes as corrected.

Patti LaVigne SECONDED the motion.

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

Abstained: Marcea Clark Tetamore and Hank Latorella (did not attend meeting)

Opposed: None.

MOTION PASSED.

3. CODE OFFICE REPORT.

CEO Maxwell reported that two plans to remodel lake cottages have been submitted. He is also busy discussing the Mixed Use I and Mixed Use II possible changes for the Premium Development of the Gateway property.

Coast Professional final plans will be in this month, hopefully. There are some issues with the berm which has overflowed due to heavy rainfall. There is concern that as the water level is the same level as the driveway stone overflow might wash out the driveway; the driveway might need to be dug out deeper. Because of this issue, a temporary C of O might be given.

Marcea Clark Tetamore made a request that the stop sign by 5-Star Bank in Wegman's plaza which is faded needs to be brought to the plaza owner's attention.

4. VILLAGE PLANNING BOARD REPORT.

David Woods was asked by Vice Chair Curtin to give a report. D. Woods reported on the Village Planning Board meeting of December 7.

There were two preliminary approvals given. One is for a site plan in the building area which formerly housed TSC next to the current Good Will. The proposed project is a Country Max store. There will be plants but no lawn and garden supplies outside. A public hearing has been waived and approval will be voted on at the January meeting.

The second approval voted upon is a Good Will sign replacing the current "Donation Drop Off" with "Donation Center." CEO Ron Maxwell reported that this will go to the ZBA.

Regarding the hearing for 18 Wadsworth Street and Judge Wiggins. There was a public hearing for this issue. The Village Attorney advised the Planning Board that since the Board of Trustees had amended the Village Zoning Law to remove 2-Family Dwellings as uses allowed by Special Use Permit in the R-1 and R-2 zoning districts, there would be justification for the Planning Board to determine that they do not have the jurisdiction to grant the Special Use Permit. The same law affects 6 and 16 Wadsworth Street. Village Planning Board had voted that there was no jurisdiction. No jurisdiction was also voted on for 18 Wadsworth and the issue will go back to Judge Wiggins again.

The end result is that two-family dwellings are not permitted in R-1 and R-2 districts. Two family dwellings must now be requested under a "use variance" which will be difficult to receive.

5. PUBLIC HEARING for FINAL APPROVAL: David Brown two-lot subdivision, 4757 Lakeville Road, tax map#72.-1-25.117.

Vice Chair Curtin opened the public hearing at 7:13 p.m. Since it has been determined that it is not

necessary to hold public hearings open for the customary 30 minutes, the hearing was closed at 7:35 p.m.

Pat Cole, realtor, came forward to say that Mr. David Brown is selling a portion of his property to the Brady's for farming. Maps were then examined by Planning Board members. CEO Ron Maxwell said that rights have been sold to the state for agricultural use.

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.

Mark Shepard SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Mark Shepard then made the MOTION for Final Approval of the David Brown two-lot subdivision, 4757 Lakeville Road, tax map#72.-1-25.117.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

6. NEW/OTHER BUSINESS:

Discussion ensued regarding 2012 Planning Board meeting dates. The board will meet on its regular second Monday of the month with the exception of October 15 and November 19.

Marcea Clark Tetamore made the MOTION to accept the 2012 meeting dates as attached to these minutes.

David Woods SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

GATEWAY ZONING DISCUSSION: David introduced discussion of Mixed Use 1 and 2. A recommendation from the Town Board will come at a future Planning Board meeting.

The issue of rezoning the land on the west side of Volunteer Road was brought up by Dawn Aprile, Premium Development. There was a meeting held last Monday to discuss how D. Aprile's project would relate to this rezoning matter. The Town Board voted to table this pending further discussion. Property on the east side is zoned Mixed Use 2. The west side is Mixed Use 1. A land swap of zoning is one possible solution. The original concept for the Gateway was for mixed use and not just merely residential. The end result of last Monday's meeting is a proposal to eliminate the separate zones within Gateway District (Reference to Gateway Master Plan draft) - "recommend changing zoning district for entire area to be mixed use." This would mean no more separate zoning in the Gateway. The concept is to allow a certain percentage as residential but to allow residential anywhere in the Gateway.

Marcea Clark Tetamore inquired as to why the Gateway Master Plan is being considered since it is a draft. David Woods said that planning sometimes occurs before zoning. Patti LaVigne then gave some history from the 90s and discussed the feeling prevalent at that time that the area would be transitional. CEO Ron Maxwell gave some history in that future commercial development would then not occur down 20A but along Volunteer Road as sewer and water would be available there.

Dawn Aprile said that some developers may like one side of Volunteer Road more than the other. A single Mixed Use for the Gateway would allow for this flexibility. D. Woods then pointed out that the existing Master Plan for Gateway excludes the former Lowe's site and the Premium Development site. Dawn reiterated that her intent for prospective developers is flexibility. D. Woods said that the issue under consideration is really to consider whether to change separate districts to just one in the Gateway.

This issue will continue to be discussed at the January meeting.

Mark Shepard then said good bye to members as this is his last meeting as his term is over.

7. ADJOURNMENT.

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

Mark Shepard made a MOTION to adjourn the meeting at 8:25 p.m.

Marcea Clark Tetamore SECONDED the motion.

All in favor: Patti LaVigne, Tom Curtin, David Woods, Hank Latorella, and Marcea Clark Tetamore.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Town of Geneseo Planning Board

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