

APPROVED
on 01/23/2012

Town of Geneseo Planning Board
Monthly Meeting Minutes
January 9, 2012
7:00 – 8:10 PM

Members Present:

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

Others:

CEO Ron Maxwell Mary Schryver
Dawn Aprile Sharyn Duffy
Don Mc Lane James Willey
Dave Augustyn Linda Hamilton
Rudi Muller Ann Monroe-Barllargeon
Darcy Young Mary Calabrese
Sally Fox

1. CALL TO ORDER:

The regular January 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. CODE OFFICE REPORT:

CEO Ron Maxwell reported that Coast Professional was issued a Temporary Certificate of Occupancy in December that will be in effect until June 1st. They were issued a temporary C of O due to incomplete site work; this gives them a chance to get the site work done. CEO Maxwell will have the Town Engineer, Jim Oberst (MRB Group) come out and approve before the final is issued.

3. REVIEW OF MINUTES:

Board members reviewed the minutes.

Tom Curtin made the MOTION to approve the December 12, 2011 minutes as corrected.

Marcea Clark Tetamore SECONDED the motion.

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

Abstained: Dwight Folts (Excused from the meeting.)

Opposed: None.

MOTION PASSED.

Patti LaVigne made the MOTION to approve the November 14, 2011 approved minutes

as amended.

David Woods SECONDED the motion.

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

Abstained: Marcea Clark Tetamore (Excused from the meeting.)

Opposed: None.

MOTION PASSED.

4. VILLAGE PLANNING BOARD REPORT.

David Woods stated he has nothing to report on any Village Planning Board issues because there have not been any meetings since his last report of December 12th.

5. GATEWAY REZONING ISSUE:

Chair Folts began the discussion by addressing those present. He said that the discussion at tonight's meeting concerns the entire Gateway District rather than any specific issues that those present may be interested in. The Town Board will be considering the proposed zoning changes for Mixed Use II and the Premium Development area at their upcoming (January 26th) meeting. This will be after the same changes are discussed at the upcoming Thursday night's (January 12th) Livingston County Planning Board meeting to be held at 7:00 pm.

Chair Folts continued that on Friday, Patti LaVigne, David Woods and he met with Heather Ferrero regarding the Gateway. At that meeting the thought was to make the zoning in the Gateway more flexible as recommended by the Gateway Master Plan. The intent is to put in percentages for Light Industry, Mixed uses, Multiple-family, Retail, Professional offices, etc and not specifically define where those uses would fall in order to build in flexibility. Remembering, too that transitional areas are needed; it can't be Light Industry next to Residential, for example. There should be a transitional area along Lima Road and it is most logical to have retail along 20A.

Marcea Clark Tetamore said that she is concerned about the percentages. If there are percentages without any delineation specifically locating where the uses would fall, the transition may be lost. How do we maintain the transitional area?

Hank Latorella said that there seemed to be no reason to do this. Dawn Aprile wants flexibility just in case she finds someone. He does not want to lose control – as one gives flexibility, control is lost. He thinks that what developers want can be accomplished without giving up control. The east side needs a buffer zone.

Chair Folts said he felt that every time a developer comes, we end up with issues.

Marcea Clark Tetamore said that she thinks this is putting the “cart before the horse” and being way too speculative.

David Woods said that at last month’s meeting he reported on a meeting that was held and it was at that meeting that we talked about looking at the Gateway Master Plan recommendation that calls for one district for the entire Gateway. There is a need to maintain the distinction between the Gateway Master Plan and the zoning as it is now. The Gateway Master Plan went through an evolution, starting out with the whole Gateway District acreage in mind and went down to a smaller acreage. Premium Development and Lowe’s properties were not included in the Gateway Master Plan. The Gateway Master Plan recommends that we go to one district rather than multiple districts for maximum flexibility. He continued that is why he had tossed the idea out. Now is probably not the time to get into this recommendation of going to one district since the whole zoning code needs restructuring. This “piecemeal” updating is not going to do it. The zoning to one district in the Gateway needs to be deferred until the entire zoning code/law is undertaken.

Both David Woods and Chair Folts then pointed out that the Gateway Master Plan did not address Premium Development land or the area that had been approved for Lowe’s.

Hank Latorella asked that if the Town wants to set aside a buffer zone and if we rezone to one district, would the buffer zone be excluded from the Gateway?

David Woods said that when the zoning is reached a buffer zone would be put in other ways, such as within the setback requirements. For example, certain uses cannot be within ‘x’ feet of Lima Road. A balance needs to be found between flexibility versus control. When the Town created the Gateway concept, the intent was to have an area with flexibility and mixed uses.

Tom Curtin asked is the establishment of zoning was arbitrary when it was first done. Ron Maxwell said that it was Low Intensity Residential near Greens on Lima Road. Marcea Clark Tetamore asked if it was the west side of Volunteer near Lima Road. R. Maxwell replied that it was Mixed Use I – as Thornapple was not yet there.

Patti LaVigne said that she felt that control and flexibility are not mutually exclusive. The Gateway zoning law was written in the 1990’s. Looking at this plan, there is housing in one location and offices in another, etc., which does not allow for true Mixed Uses. The new trends in zoning are going away from these very compartmentalized areas. It may be time to “look outside the box”. She asked if a design could be looked at that may have small shops mixed in with residential. The uses which no longer apply should also be looked at and making the area more attractive should be considered.

Marcea Clark Tetamore inquired as to why the board was looking at this now. P. LaVigne replied that the issue has come up several times in the past year. She feels the board should

be proactive; there is an opportunity now to ask what can be done to make the issue better. M. Clark Tetamore then asked what was the up side and down side of changing to one district. D. Woods said that the upside is maximum flexibility for design, more mixing of uses; new “urbanism” movement is less strict on segregation of uses. The downside is that it could allow uses which may not be compatible with each other; site plan approval becomes much more important.

Hank Latorella said that if things like this are not codified, then the opinion of the board must be relied upon of what is right and what looks good with the community. If rules are in place, then arguments would not be necessary. He feels a trade-off is needed.

Tom Curtin said he feels the Architectural Design standards are pretty good now.

6. NEW/OTHER BUSINESS:

Chair Folts requested that the board put together a list together of goals to accomplish in 2012. Suggestions for what to include are:

- There is no “x-rated” site defined - he would like to look for a site;
- Residential wind towers – need to have something in the law for this;
- Outdoor Furnaces – need to have something in the law for this;
- Riparian buffers (land on either side of streams to prevent erosion) – Livingston County Planning is putting something together and will use us as a test; Livingston County Soil & Water are also looking at riparian buffers.

Ron Maxwell asked that “How long is Site Plan good for?” be added to the list since it is not in the Zoning Code.

David Woods suggested adding Agricultural Resources/Agricultural Protection Planning to the list.

Chair Folts said that there will be a work meeting January. For the agenda, he will do some research on where to have the “x-rated” site and will ask Jim Coniglio to come in and look at residential wind towers with the Planning Board.

Hank Latorella added that some of the detention/retention ponds are looking slimy and need to be aerated. He feels these could be better. Chair Folts inquired as to what were the rules for keeping detention/retention ponds clean. CEO Maxwell said that the Code Enforcement Office can notify the owner if there is a need for garbage/papers to be cleaned up in and around ponds.

Tom Curtin requested a schedule for working toward zoning code revisions.

David Woods said that he believed that the Town Board will authorize a RFPs in late 2012, with the work and cost to be spread out starting in the end of 2012, all of 2013 and into 2014. He has drafted a RFP (Request for Proposals). If the Town Board decides to fund it, the Town would issue a RFP and go through the selection process to select a planning firm; it

would be a single proposal/contract and cover the whole project comprehensively. It cannot be separated into parts. H. Latorella then asked about the cost. D. Woods said \$30,000 to \$40,000. As the time gets closer, it is his hope that the Planning Board has more discussion before the Request for Proposals.

Hank Latorella said that as a planning board there is not a lot of planning done. He continued that he had attended a recent workshop and sometimes a Planning Board looks at what they want and then goes out and looks for it. Chair Folts said that was marketing which is left to the county.

David Woods said that the County works in partnership with other agencies such as Chamber of Commerce and IDA. Chair Folts said that IDA could be invited in to talk about how they are marketing.

It was then the consensus of the Planning Board to invite Patrick Rountree (Executive Director, IDA ; Director, Livingston County Economic Development) or Julie Marshall (Deputy Economic Developer, Livingston County Economic Development) or Louise Wadsworth to a Planning Board meeting to discuss marketing.

Marcea Clark Tetamore announced that AGL Homes and Morgan Management are no longer "partners".

Chair Folts asked the Town Clerk to email the 2012 Town Board schedule to him; he will distribute it to Board Members along with the Livingston County Planning Board schedule for 2012.

7. ADJOURNMENT:

Marcea Clark Tetamore made the MOTION to adjourn at 8:10 PM.

Tom Curtin SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Jean Bennett
Town Clerk

Typed by Diane McMullan
Secretary to Planning Board

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