

APPROVED
on 02/13/2012

Town of Geneseo Planning Board
Work Meeting Minutes
January 23, 2012
7:00 – 8:00 PM

Members Present:

Dwight Folts, Chair
Tom Curtin, Vice Chair
Marcea Clark Tetamore
Patti LaVigne
David Woods

Others:

Jim Coniglio, Town Attorney

Excused:

Hank Latorella
Darcy Young

1. CALL TO ORDER:

The January Work 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 January 9, 2012 minutes.

Tom Curtin made the MOTION to approve the January 9, 2012 minutes as corrected.

Marcea Clark Tetamore SECONDED the motion.

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

MOTION PASSED.

3. DISCUSSION OF WINDMILLS:

Chair Folts began by referring to a residential wind power draft which had been prepared by Jim Coniglio, Esq., Town Attorney.

David Woods said that given what the state legislation has done with Article 10, he felt that perhaps the board should look at the entire issue. Does the board really have jurisdiction?

The State has pre-empted local wind energy facilities of 25 megawatts and larger. D. Woods said that there still might be some smaller scale commercial and the home ones like wind tamers under local jurisdiction.

Tom Curtin said there is a need for minimum acreage.

David Woods said there would have to be multiple towers to fall under state pre-emption.

Jim Coniglio, Esq., has prepared a draft for a local law dealing with this issue. Chair Folts would like there to be something in place. David Woods asked if the board should wait until after the regs of Art. 10 are promulgated which will be possibly a year from now.

After additional discussion, it was the consensus of the board members to wait.

4. ADULT ENTERTAINMENT (X-Rated Zoning Locations for the Town):

Chair Folts laid out a map where the board members could locate the zones marked F - the locations for adult entertainment. He pointed out that Riverside Pk. is zoned F and actually is Mixed Use 23.

Attorney Coniglio said he thought zone F by the salt mine on rte. 63 had been eliminated but it still exists on the maps. Chair Folts will contact Jean Bennett regarding whether to eliminate this particulate site.

Chair Folts concluded with the discussion as Jim Coniglio, Esq., said an area does not need to be set aside as what exists is adequate.

5. OTHER/NEW BUSINESS:

Gateway District Zoning:

David Woods reported the Referral was turned down by the County Planning Board. He received this information in an email. Evidently, the two main reasons were traffic issues and density. He will email the info on the decision to Chair Folts.

However, the Gateway is actually zoned in a manner which allows quite a bit more traffic than what would be generated by Dawn Aprile's proposed project.

Attorney Coniglio said that there had been no actual traffic study in front of the County Planning Board at their meeting.

The Town Board is considering passing a local law changing the boundaries, rather than density. There has already been a Public Hearing dealing with this.

There were then questions about SEQR. Attorney Coniglio said that SEQR will be dealt with by the Town Board. In turn the Planning Board will adopt those in their Findings when doing the coordinated review.

Questions were asked specifically about Dawn Aprile's project. Evidently, her construction company is now willing to live with the current location restrictions.

Marcea Clark Tetamore asked what was to occur next. Attorney Coniglio replied that the Town Board can override the County Planning Board's decision. After the zoning is in place, then Premium Development can bring in a site plan. David Woods said that if the project is "toned down" (less height, less density), it might be more appealing.

Outdoor Furnaces:

Chair Folts requested that the issue of outdoor furnaces be dealt with by the Planning Board at some time in the future. He then referred to the handout that was distributed to board members which mentions a great deal of pollution generated by outdoor furnaces. Patti LaVigne added that another issue is chimney height.

Site Plans:

Regarding the issue of site plan length, Patti LaVigne asked Jim Coniglio, Esq., if he had thoughts on the time length of site plans. Most localities use a 180 day window – said Attorney Coniglio. There was then some discussion about the various time frames within the actual site plan process. Chair Folts asked Attorney Coniglio to put together some verbiage regarding the length of site plans. This will be discussed at the next meeting.

Marcea Clark Tetamore said there needs to be a limit for building permits – perhaps 6 months. Patti LaVigne suggested a year.

6. ADJOURNMENT:

There was no more new business.

Tom Curtin made the MOTION to adjourn at 8:00 PM.

Patti LaVigne SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan
Secretary
Town Planning Board

dmm