

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

Members Present:

Dwight Folts, Chair
Tom Curtin, Vice Chair
Darcy Young
David Woods
Hank Latorella
Patti LaVigne

Excused: Marcea Clark Tetamore

Public Present: Pearl and Joseph Runfola of 2710 Dunkley Rd, Leicester, NY, Melanie Olver, 5088 Lima Rd, Geneseo, Regina Connelly and Holly Gary of 20 Court St., Geneseo, Rob Leon, Ontario Hall, SUNY Geneseo, Meghan Ujeusici, 14 Wadsworth St, Ken Emerson, 4670 Lakeville Rd., Alex Hipolito, SUNY Geneseo, Patrik Heffernen, 30 Livingston St. , Ron Maxwell, CEO.

1. CALL TO ORDER:

The regular April monthly 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 March 12, 2012 minutes.

Darcy Young made the MOTION to approve the March 12, 2012 minutes.

Tom Curtin SECONDED the Motion.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, and David Woods.

Abstention: Patti LaVigne who was absent on March 12.

MOTION PASSED.

3. Code Office Report

Ron Maxwell, CEO, reported on a conversation with Roxanne Baker and Barry Ingalsbe of LeCesse about Coast. Only grading and seeding remains. They will be back soon for a 3,000 sq. ft. addition and maybe another construction contract which will double their size and employ 200 more people. The base coat and top coat are in. Only the landscape is left to go.

Issued a permit for a house on Rte. 39 for Paul Frames. Donnegan has a barn permit and later plans to return for a house permit.

4. VILLAGE PLANNING BOARD REPORT:

David Woods reported on the March 28th meeting. WalMart's manager asked for approval for temporary trailers and was given until September 15. Ordering online with delivery to local stores had created the burden on local stores and thus the need for the trailers.

A new sign was granted for 128 Main St.

More discussion the New York Main Street Grant. Julie Marshall and Louise Wadsworth held a SRO public meeting to explain it. There is a tight time window with a May 1 deadline. This will be distributed basically as incentive grants to building owners in order to improve facades, etc. Grants provide up to 75% of the cost of renovation. The purpose is also to help get people back into the upper stories of Main Street buildings by this renovation. Matching funds provided by the building owners is a requirement. There is 10% for streetscape included with the architect to include things like benches, lighting, bike racks (David's favorite), etc.

David is the new Chair of the Village Planning Board.

The Town Board has passed the resolution to go ahead with comprehensive zoning revisions. It will be spread over three budget years. The steering committee will be led by David with the ZBA chair or designee, the PB chair or designee, a town board member, code enforcement, town attorney and a citizen member.

5. At 7:10 PUBLIC HEARING: CONCEPT/PRELIMINARY/FINAL APPROVAL: Debby Emerson 2-lot subdivision, Tax Map #72-1-25.114 Ken Emerson presented 5 map copies and a Mylar. The public hearing will remain open for public comments until 7:43.

David Woods asked the County Planning Board about the Ag district timing and learned this property should be able to elect to be in or not a year from now.

6. SPECIAL USE PERMIT: Pearl Runfola, 2170 Dunkley Rd., for the sale of live plants, etc. Farm stand is located at 20A and route 39. Tax map#89-1-8.

Chair Folts suggested to Pearl that she seek a special use permit this year. She had the

fruit stand last year without complaints and wants to add bulk food and live plants. She has ag permits and food permits and has Oliver Chanler's ok. The name will be Green Acres.

Hank Latorella questioned the highway entrances. No solutions were given.

The Board completed SEQR Short Assessment Form Parts II & III and determined there will be no adverse environmental impact.

David Woods MOVED a negative declaration and Patty LaVigne SECONDED. All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne, and David Woods. Opposed: None. MOTION PASSED.

Patty LaVigne made the MOTION to grant a five-year SPECIAL USE PERMIT for Pearl Runfola, 2170 Dunkley Rd., for the sale of live plants, etc. Farm stand is located at 20A and route 39. Tax map#89-1-8.

Tom Curtin SECONDED the Motion.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne and David Woods. Opposed: None. MOTION PASSED.

7. SPECIAL USE PERMIT: Melanie Olver, 5088 Lima Road, for a preschool in her home at same address, tax map #64-2-5.

David Woods asked about where people will park---there is a wrap-around driveway.

How big will the class be—8 children? She has a background in early childhood with a degree from Roberts Wesleyan and hopes to continue working at home while her children are young and maybe beyond that. If this grows any larger, she will have to return for future permits and would have to expand her home. That is not her intent at present.

Are permits needed—no, if classes are under three hours. She plans for classes to be 2.5 hours with different children in the morning and in the afternoon. The ages are 3 to 5 years.

Ron Maxwell—suggested include an added employee to the permit in case she needs one.

The Board completed SEQR Short Assessment Form Parts II & III and determined there will be no adverse environmental impact.

David Woods MOVED a negative declaration.

Patty LaVigne SECONDED.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne, and David Woods. Opposed: None. MOTION PASSED.

Hank Latorella made the MOTION to grant a one-year SPECIAL USE PERMIT for Melanie Olver, 5088 Lima Road, for a preschool in her home at same address, tax map #64-2-5 with 3 stipulations: there be no more than 10 students at any one time; that all parking be on site and not in the road; one employee is permitted.

Tom Curtin SECONDED the Motion.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne and David Woods. Opposed: None. MOTION PASSED.

7:43---CHAIRMAN FOLTS CLOSED THE EMERSON HEARING

The Board completed the Emerson SEQR Short Assessment Form Parts II & III and determined there will be no adverse environmental impact.

David Woods MOVED a negative declaration and Darcy Young SECONDED. All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne, and David Woods. Opposed: None. MOTION PASSED.

Patty LaVigne MOVED CONCEPT/PRELIMINARY/FINAL APPROVAL of Debby Emerson 2-lot subdivision, Tax Map #72-1-25.114 .

Tom Curtin SECONDED the Motion.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne and David Woods. Opposed: None. MOTION PASSED.

8. DISCUSSION REGARDING THE TIME LENGTH OF SITE PLANS AND BUILDING PERMITS:

Town Attorney, Jim Coniglio, Esq., was not present but he sent some language for discussion.

Darcy Young MOVED to accept the proposed amendment to the correct section (106-35 D(3)(e)[4] in the code. (This amendment is attached to the official minutes.)

Tom Curtin SECONDED the Motion.

All in favor: Dwight Folts, Hank Latorella, Darcy Young, Tom Curtin, Patty LaVigne and David Woods. Opposed: None. MOTION PASSED.

9. OTHER/NEW BUSINESS:

May 17 Training

Darcy and Dwight plan to go

Fracking meeting in Livonia April 15 Darcy and Patty may go
April 23 meeting CANCELLED

10. ADJOURNMENT:

Hank Latorella made the MOTION to adjourn at 8 PM. David Woods SECONDED the Motion. All in favor: Dwight Folts, Tom Curtin, Hank Latorella, Darcy Young, Patty LaVigne and David Woods. Opposed: None. MOTION PASSED.

Respectfully submitted,

Carolyn Meisel
Acting Secretary, Town Planning Board