

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

**Members Present:**

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

**Others:**

Ron Maxwell, CEO  
Kurt Rappazzo, P.E., MRB  
Richard A. Gray  
Ron Hull, Esq.

**Public Present:** Robert and Lois Morris, Gary Cox.

**1. CALL TO ORDER:**

The regular July 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 April 9, 2012 minutes.

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

**Darcy Young SECONDED the Motion.**

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

**Opposed: None.**

**Abstention: Marcea Clark Tetamore who was absent on April 9.**

**MOTION PASSED.**

**3. CODE OFFICE REPORT:**

Chair Folts asked Ron Maxwell, CEO, to report on Code Office activities. R. Maxwell said that town fire inspections are now finished and those in the village have begun. New building permit plans for property on Lakeville/Groveland Road have been brought in. There is now another dentist in the Geneseo Square Plaza. There exist the usual seasonable complaints regarding lawns.

Marcea Clark Tetamore inquired about the property at 20A and North Roads. The grass does not appear to have been mowed and the building looks as if there might have been a break-in. R. Maxwell replied that after the property was purchased it was discovered that the second story was unsound; the current owner is now running out of money.

**4. VILLAGE PLANNING BOARD REPORT:**

David Woods reported on the most recent Village Planning Board meeting. Copies of these June minutes were emailed to Town Planning Board members. The meeting dealt with Main Street grants. There was a ranking system for projects established by the Grant Review Committee. All project applications approved by this Main Street Grant Review Committee will require a building permit and/or Planning Board approval; these applicants have already been contacted.

Regarding the Request for Proposals for the comprehensive revision of the Town Zoning Code, the Town is looking to start the project in October. The project has been budgeted for the last quarter of 2012, for all of 2013 plus the first quarter of 2014.

D. Woods continued that there were several requests for sign improvements. The most notable of these was the request from Byrne Dairy for a canopy around gas pumps. This has to go back to the ZBA

The largest issue was the Wadsworth Street special use permit which came back to the Town and was voted and approved as a special permitted use. The owner of the property had appealed to Judge Wiggins who overturned the Village Planning Board's original decision. Time limit on the permit was for a two-year time period. Marcea Clark Tetamore questioned D. Woods as to whether another special use permit had ever been turned down. D. Woods replied that in his limited tenure – no.

Other issues dealt with at the June meeting had to do with parking and lighting.

**5. CONCEPT APPROVAL FOR THE GRAY FAMILY PARTNERSHIP (RICHARD A. GRAY, REPRESENTATIVE): STONEHOUSE DRIVE SUBDIVISION, TAX MAP #91.44-1-10.1 AND #91.44-1-10.2:**

Ron Hull, Esq., representing the Town Attorney at this evening's meeting, was then introduced by Chair Folts.

Richard A. Gray came forward to speak about the Gray Family Partnership and its plans for the Stonehouse Subdivision. The Gray family wishes to sell the above property which is south of Long Point Park. The property consists of many lots but only two tax numbers currently. It was purchased in 1952 by Richard Gray's grandfather from M. Wadsworth. The family has many heirs living outside New York State, and for health reasons Richard and his wife would now like to subdivide and sell this property. The Stonehouse Road property was supported by the Gray farm for years but is not currently.

In 2008 his brother's house was subdivided out of the lots in the partnership (he's not part of partnership). Prior to 2008 the property was all one tax parcel. There existed one empty lot which was then split between two existing lots (done via lease) when tax numbers were assigned.

The Gray Family Partnership wishes to sell the existing lots to folks who have lived there for years and have put so much work into the property. The lots would be broken up much the same as was done at Creekside Park.

Several letters were then distributed among board members. If the lots cannot be purchased R. Gray said this might result in hardship for the current owners. He continued that short term mortgages might be entertained or leases extended to the owners of the cottages/houses.

Chair Folts asked about the time frame involved and R. Gray said that it is hoped that the process can be completed within two years of the offering of the lots.

The map provided by R. Gray was examined by board members. Tentative lines had been drawn in for the proposed lot lines. Four lots do not have lake frontage; one lot does not have a structure.

David Wood said that questions of access should be examined at this time as some lots are landlocked. The road is a private one. How will this road be maintained? In this case there would be 22 families who would have to agree about maintenance. Both Attorney Hull and R. Gray spoke about the possibility of a home owners' association. As lot owners change, the association could phase out if set up in that manner. That new owners belong to the home association could be a condition of future sales. The entire parcel/s could also be sold to the home association. However, R. Gray said he did not personally have a good experience with this in Florida.

The board then discussed water and sewer. Kurt Rappazzo, P.E. said that it is important that each lot have water and sewer. Currently, there are 20 public sewer hook-ups. The existing water line is owned by county. R. Gray said that only a handful of lots have public water; most have wells. There exist easements for water and sewer on the lots currently. K. Rappazzo suggested an easement off the private road. R. Gray said that, for example, a permanent easement exists over his brother's property at present.

CEO Maxwell said this subdivision is similar to the recent Emerson's in that it will need to go to the ZBA before the Planning Board can act on it. He also said that Jim Coniglio, Town Attorney, said this subdivision could be approved in Concept. Chair Folts said a survey needs to be done before the question of lot variances goes to the ZBA. David Woods requested a proposal for a home owners' association be written up for Planning Board examination also when the subdivision is considered for Preliminary/Final Approval. R. Gray expressed his concern about the expense (\$12-15 thousand) of a survey should the ZBA reject his request for variances; he understands that few are granted. He will check with the ZBA about the necessity for a survey. CEO Maxwell said that a straw vote could be taken and a later vote officially taken by the ZBA. When the survey maps are finally done, they

should first go to the Code Office and then the Town Engineer before copies are made.

Chair Folts asked Ron Hull, Esq., his opinion. Attorney Hull replied that pre-existing non-conforming lots are usually grandfathered in unless use is changed and as long as the property in question is occupied. North Point is another example of pre-existing non-conforming lots.

**Marcea Clark Tetamore moved to grant CONCEPT APPROVAL for the Gray Family Partnership's Stonehouse Drive Subdivision (Richard A. Gray, representative), tax map #91.44-1-10.1 and #91.44-1-10.2**

**Tom Curtin SECONDED the Motion.**

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

**MOTION PASSED.**

Richard Gray thanked the Planning Board for their input and promised to update them.

**6. REQUEST FOR PROPOSALS (TOWN CODE):**

David Woods spoke regarding the above possibility of securing funding for revision of the Town Code. The Town may receive a grant from the department of Agriculture & Markets for the development of an Agriculture and Farmland Protection plan. Therefore, this Request for Proposals may be on hold until a grant is received for this project. The rationale for funding includes the fact that a major grant purpose stated in the zoning application language is to preserve and protect farmland.

D. Woods continued and spoke regarding two ways the funding may work. One way is that the town may fund part and the state may fund 75%. Another way is to do just the farmland change and push the balance of the remaining zoning off for another year.

Another possible funding source mentioned was Transportation but D. Woods said that funding is very competitive and was originally meant for planning.

**7. NEW/OTHER BUSINESS:**

No other business was mentioned.

**8. ADJOURNMENT:**

There being no additional business, Chair Folts called for adjournment.

**Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8 p.m.**

**Darcy Young SECONDED the motion.**

**All in favor: Dwight Folts, Hank Latorella, Marcea Clark Tetamore, Darcy Young, Tom Curtin, Patty LaVigne, and David Woods.**

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board  
Town of Geneseo

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