

Town of Geneseo Planning Board
Work Meeting Minutes
September 24, 2012
7:00 – 7:25 PM

Members Present:

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

Others: Dennis J. Willey, Agent (Rutherford Subdivision)

Excused:

Marcea Clark Tetamore

1. CALL TO ORDER:

The regularly scheduled September 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 September 10, 2012 minutes.

David Woods made the MOTION to approve the September 10, 2012 minutes as corrected.

Darcy Young SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

3. PUBLIC HEARING: FINAL APPROVAL for the R. S. Rutherford two-lot subdivision, tax map #81-2-40.

Chairman Folts opened the public hearing for the R.S. Rutherford two-lot subdivision at 7:05 pm. He asked Dennis Willey if there were any changes made to the subdivision map.

Mr. Willey responded that the only change is that the property was deeded from a Living Trust back to Mr. Rutherford.

Chairman Folts asked if there were any questions or comments from the public. There were no further comments or questions at this time.

Chairman Folts reported that he talked with Heather Ferrero at the Livingston County Planning Department and a review by the full Livingston County Planning Board was waived.

The Board reviewed the Rutherford subdivision map and then proceeded to answer and complete Part II of the short SEQR Environmental Assessment Form, as on file in the Town Office.

David Woods made the MOTION to grant a negative declaration for this project. Based on information and analysis, the proposed action will not result in any significant adverse environmental impacts.

Patti LaVigne SECONDED the MOTION.

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

Opposed: None.

MOTION PASSED.

At this time, since there were no further comments or questions from the public, Chairman Folts closed the public hearing.

Tom Curtin moved to grant FINAL APPROVAL for the R. S. Rutherford two-lot subdivision, tax map #81-2-40.

Patti LaVigne SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

4. NEW/OTHER BUSINESS:

The Hammocks @ Geneseo:

A brief discussion was held on the application/plans that were submitted for the proposed “Hammocks” development. Chairman Folts and Code Enforcement Officer Maxwell will be meeting with a Representative from Riedman Associates and Robert Cantwell of BME Associates (Engineers on project) on Wednesday morning at 11:00 am at the Town Office to discuss the proposed residential community. Chairman Folts expressed his “surprise” to see inconsistencies between the Hammocks application and their presentation, including a lack of sidewalks and one-bedroom apartments in the application and an 1,800 sq. ft. community center instead of the 4,000 sq. ft. that was presented.

Hank Latorella commented on the issue regarding the need for sidewalks on both sides of the road. He said that having sidewalks might not be necessary because the development has no through traffic. He also said that there are many similar, and even larger, residential developments that have no sidewalks and work well. He pointed out that Design Standards guidelines were developed for a very different kind of mixed use where retail and residential would be combined resulting in outside traffic.

These items will be discussed at Wednesday’s meeting. Planning Board Members were invited to attend, provided there are not more than three board members present. Chairman Folts will inform board members of anything significant that happens at the meeting and will also provide information on the project to the Town Clerk that can be forwarded to the ZBA Chairman.

After additional discussion, David Woods stated that since this project is the “first test” of the Design Standards, he believes the Hammocks should follow them.

5. ADJOURNMENT:

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

Hank Latorella made the MOTION to adjourn the meeting at 7:25 p.m.

Darcy Young SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

APPROVED

Respectfully submitted,

Jean Bennett,
Town Clerk

Typed by:

Diane McMullan, Secretary
Planning Board
Town of Geneseo

JB/dmm