

Town of Geneseo Planning Board
Work Meeting Minutes
November 19, 2012
7:00 – 9:15 PM

Members Present:

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

Others:

Ron Maxwell, CEO
Jim Oberst, Town Engineer
Ron Hull, Esq., for Town Attorney
James Walker, Hammocks
Jerry Watkins, Riedman Corp.
Dawn Aprile, Premium Development
Richard A. and Ceil Gray, Gray Family Partnership
Bob Cantwell, BME Associates
Andy Moroz, Project Engineer, Hammocks

Excused:

Dwight Folts

1. CALL TO ORDER:

The regularly scheduled November meeting was called to order in the board room of the Town Offices at 7:00 p.m. by Tom Curtin, Vice Chair.

2. REVIEW OF MINUTES:

Vice Chair Curtin asked the board to review the October 15, 2012 minutes.

Marcea Clark Tetamore made the MOTION to approve the October 15, 2012 minutes as presented.

Darcy Young SECONDED the Motion.

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

Opposed: None.

Abstained: Tom Curtin (Excused from October 15th meeting.)

MOTION PASSED.

3. CODE OFFICE REPORT:

Vice Chair Curtin asked Ron Maxwell, CEO, to report on Code Office activities. CEO Maxwell gave a report on area construction. The binders on Reservoir Road have been started.

Fire inspections continue. At the annual fire inspection at the Country Christian School it was discovered that the Wind Tamer has been damaged during a wind storm last fall. It was taken down because, evidently, there are no parts available to repair it.

Dominic's from Mt. Morris is opening up a new restaurant at the former Starbuck's location. It will be named Sea Cow Grill. It is expected that they will open in January after they have obtained their liquor license.

4. VILLAGE PLANNING BOARD REPORT:

David Woods reported on the recent Village Planning Board meeting. McDonalds will be replaced by an entirely new building on the same lot. Major issues are access and signage. The sign request may go to the ZBA. Regarding access, the Village requests that traffic use Reservoir Road rather than a left turn on to route 20A. The Village also requests only one access on to Reservoir Road, not two. The construction is to take 90 days.

There is nothing new on possible construction at Quik Fill.

Proposals have come in for Code Revision. The Steering Committee will schedule interviews with the four applicants. Darcy Young would like fracking to be discussed.

5. PRELIMINARY APPROVAL: Gray Family Partnership Stonehouse Drive 21-Lot Subdivision, Tax Map #91.44-1-10.1 and 91.44-1-10.2

Richard A. Gray came forward to represent the Gray Family Partnership. Revised plans were examined by the Planning Board members. The map shows frontages on the lake for each property. Vice Chair Curtin reviewed a November 9, 2012 letter from Mark Kosakowski. This letter from the Water and Sewer Authority requested that the sewer easement for each of the 21 lots be noted on each individual deed. This is to inform the new owners of the limitations of encroachment. The Partnership easements will then be automatically transferred. Jim Oberst, Town Engineer, also requested that variances be added to plans.

Discussion then commenced about drafting an easement requested by the County Planning Board for the stream remediation project. R. Gray said he believes this should be obtained by the government entities that have received the funding for the project. Four of the properties are involved; one of these is owned by the Gray Family. Ron Hull, Esq., said this is typically done by the agency and then presented to the applicant selling the property. It is not essential to subdivision. David Woods said that the property involved along the creek where the work is to be done is not known. Both he and Marcea Clark Tetamore also requested that a right-of-way be shown. D. Woods said each plat needs to have these boundaries shown. R. Gray said that 4907 does have a right-of-way on file from a past sale.

Additional discussion then occurred regarding the issue of a Home Owners Association to ensure maintenance of the private road. CEO Maxwell said he felt it would be sufficient if this maintenance was incorporated into each individual deed.

He cited other problems in the community where a Home Owners Association lacked funds to make needed repairs.

D. Woods then said that a mechanism must be designed so that lack of adequate funding does not occur. R. Gray spoke and said the Gray Family Partnership is definitely not in favor of a Home Owners Association. He said it often takes up to six years to receive approval from the State Attorney General. The Gray Family no longer wishes to be involved in the management of Stonehouse Drive and would then consider selling the entire property as one lot.

Discussion continued including the fact that lake water is not potable and each owner must eventually hook up to the main water supply in the county.

David Woods then made the MOTION for PRELIMINARY APPROVAL of the Gray Family Partnership Stonehouse Drive 21-Lot Subdivision, Tax Map #91.44-1-10.1 and 91.44-1-10.2 with the following conditions:

1. With reference to lots 11 and 13, the plat must clearly show the actual easement for access to West Lake Road through 4907 West Lake Road.
2. The access easement for other properties with access to Stonehouse Drive must be shown on the map.
3. Water and Sewer easements must be shown on the map.
4. Evidence of a Home Owners Association or other vehicle subject to approval by the Town Attorney must be provided assuring maintenance of Stonehouse Drive.
5. Reference to the ZBA approval date must be added to the map.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

David Woods made the MOTION to grant 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: David Woods, Patti LaVigne, Darcy Young, Tom Curtin, Hank Latorella and Marcea Clark Tetamore.

Opposed: None.
MOTION PASSED.

R. Gray said he will have his attorney draw up the mechanism in the approval motion and present it to the Town Attorney for approval. This is to ensure that the private road maintenance is properly funded.

6. Site Plan/2-Lot Subdivision/Special Use Permit - The Hammocks at Geneseo, Tax Map #81-1-2.81 (portion)

Bob Cantwell from BME, representing Riedman, presented changes to the Hammocks at Geneseo Site Plan. The company wishes resolution to the sidewalk/curbing issue in an effort to move forward with the project. Reference was made to the November 2, 2012 BME letter with a modified site plan attachment. The modified plan showed a five-foot access drive. It also shows buildings #300, 500 and 600 with access to the clubhouse via sidewalks. The letter, he said, has provided flexibility and creativity in dealing with many of the sidewalk issues of the Gateway. BME is asking for a five-foot grass strip instead of concrete curbing. Sidewalks would then be flush with pavement; this has been used by many other projects without any negatives. This results in no curbing and no drainage gutter. The priority of Riedman is to use green principles. This would minimize storm sewers and curbing.

Other modifications to the plan include the maintenance building being incorporated into the clubhouse.

B. Cantwell continued that he also has received comments from the Town Engineer and has responded in writing. He has spoken to the major entities involved about sewer capacity and they indicated that there will be capacity. At some point the Town and Village should meet to discuss this issue in the future.

Jerry Watkins said there are sidewalks but no curbing in other projects.

Parking spaces are 20 feet deep. There is on site management which keeps an eye on this. It makes it easier for snow removal. Jim Oberst asked that stripes be at the end of each parking stall and sidewalk.

Vice Chair Curtin then asked Attorney Hull to summarize the sidewalk/curbing issue. He replied that flexibility is written into Gateway Design Standards but curbing is not flexible. Saving expense is not valid reason as this is universal. Marcea Clark Tetamore said that the Planning Board cannot alter Design Standards. However, the Planning Board may make a recommendation to ZBA. Curbs are needed to separate sidewalks and parking areas. If BME decides not to comply, then this issue must go to the ZBA.

Sidewalks from front doors to driveways were then discussed; this is less important because of green standards.

Regarding sidewalks on both sides of the street, Attorney Hull said this does not appear to be an area of discretion. However, recommendations need to be made to ZBA by the Planning Board.

M. Clark Tetamore said that it is her view that Gateway Standards were designed for this type of development. Sidewalks should be on outlying buildings #800-1500. Vice Chair Curtin said that Morgan Estates does have curbing and sidewalks on both sides of the road.

D. Woods said sidewalks must be in the front of buildings that do not currently have them and everywhere for buildings adjacent to the loop. This creates a pedestrian friendly environment. Curbing also needs to be everywhere there is a parking stall. This is important because this is the first project since Design Standards were created.

Vice Chair Curtin asked that board members submit motions for voting consideration.

David Wood made the MOTION to recommend that the ZBA deny any variance to eliminate curbing separating pedestrians and vehicles at parking stall areas.

Marcea Clark Tetamore SECONDED the motion.

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

Opposed: Hank Latorella.

MOTION PASSED.

Darcy Young made a MOTION to recommend to the ZBA that they approve a variance which would allow sidewalks on just one side of the road.

Hank Latorella SECONDED the motion.

All in favor: Tom Curtin, Darcy Young and Hank Latorella.

Opposed: David Woods, Patti LaVigne and Marcea Clark Tetamore.

MOTION FAILED.

Hank Latorella made a MOTION to recommend to the ZBA that with sidewalks on the outer perimeter of a loop, that a walking trail be made connecting the inner buildings.

No SECOND.

MOTION FAILED.

Patti LaVigne made a MOTION to recommend that the ZBA grant a variance so that sidewalks be in front of buildings 800, 900, 1100, 1300, and 1500.

Darcy Young SECONDED the motion.

All in favor: Darcy Young, Patti LaVigne and Tom Curtin.

Opposed: David Woods, Marcea Clark Tetamore and Hank Latorella.

MOTION FAILED.

Vice Chair Curtin then made reference to the BME November 16th letter written in response to the Town Engineer's letter of October 12th. This was discussed briefly.

7. NEW/OTHER BUSINESS:

No business was discussed.

8. ADJOURNMENT:

There being no additional business, Vice Chair Curtin called for adjournment.

Hank Latorella made the MOTION to adjourn the meeting at 9:15 p.m.

Darcy Young SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

dmm