

**Town of Geneseo Planning Board  
Work Meeting Minutes  
January 28, 2013  
7:00 – 7:55 PM**

**Members Present:**

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

**Others:**

Jim Oberst, Town Engineer  
Scott Shimick, Esq. for the Town Attorney  
Bob Cantwell, BME Associates  
Jerry Watkins, Riedman Development  
Dawn Aprile, Premium Development  
Bob Irwin, Architectural Review

Chad Putnam

**Excused:**

Marcea Clark Tetamore, Esq.

**1. CALL TO ORDER:**

The regularly scheduled 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 December 10, 2012 minutes.

**Tom Curtin made the MOTION to approve the December 10, 2012 minutes as corrected.**

**David Woods SECONDED the Motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**3. VILLAGE PLANNING BOARD REPORT:**

David Woods reported on the recent Village Planning Board meeting last week. The major item on the agenda was the McDonald's rebuild. There was no action taken because plans were not submitted to the village engineer in time. The board may approve the project at their next meeting. Signage has been toned way back and Reservoir Road will be the single access point. The access itself will be moved due to various concerns of the residents in the area. Final plans are still to be seen.

Three sign applications were approved. One was Quinlan's which is moving to the former Papa Jay's location.

**4. PRELIMINARY APPROVAL: Site Plan for 3 Phases/ Special Use Permit/and Two-Lot Subdivision for The Hammocks at Geneseo, Tax Map #81-1-2.81 (portion)**

Chair Folts announced that this meeting was not a public hearing but rather one where Planning Board members would hear from project developers. Documents were previously posted on the Town website but would also be available at the meeting if desired.

Bob Cantwell, BME Associates, explained the current request for preliminary approval. He gave a brief history of the various project presentations at the past meetings where this project was discussed. Three out of four variances were granted by the ZBA. The one variance not granted had to do with the sidewalk designs. Riedman did later obtain approval from the Town Board regarding this sidewalk placement.

B. Cantwell continued that a natural surface walking trail was also added. Parking in front of the clubhouse was modified as requested by the County Planning Board. It was moved to the side. Some of the units were pushed back to accommodate this. The Village was spoken to regarding sewer capacity and according to the village engineer, is sufficient for all three phases. The Mayor is to send a letter to the Town to this effect. The Town Engineer's comments have been responded to and were incorporated into final plans.

Extra parking is land banked with the exception of the clubhouse. There will be grading so that additional parking may be added if needed.

Hank Latorella asked about lighting and was told it is just at intersections and in between the buildings. Lighting is mounted on each building. These are coach lights and are dusk to dawn. All lighting is dark sky compliant. Chair Folts suggested lighting every 100 ft. This will be looked into. H. Latorella also suggested benches and a gazebo.

There are no speed bumps. A pedestrian connection with Walmart would have been to the service area of Walmart and it was decided to be inappropriate.

The ZBA did not approve a variance for the sidewalk issue but the Town Board approved a mechanism for legislative relief (attached) at its January 24, 2013 meeting. It was the consensus of that Board that Section 6 Legislative Relief prepared by the Town Attorney would suffice to give the Town a little flexibility. This would be for an unforeseen issue arising from implementation of the Design Standards.

B. Cantwell said they are seeking approval from the Planning Board for the overall site plan for all three phases of construction and a two-lot subdivision for phase 1 at this time. David Woods then questioned the timing of the subdivisions as only phase one two-lot subdivision is to be approved at tonight's meeting. He was told that the project is to be completed in 2014 hopefully.

Scott Shimick, Esq., will check on wording for the Final Approval (including SEQR) and have the Town Attorney provide it for the Public Hearing next month.

**David Woods made the MOTION for overall Preliminary site plan approval for all three phases; and Preliminary approval for a two-lot subdivision/special use permit for phase 1.**

**Hank Latorella SECONDED the Motion.**

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

**Opposed: None.**

**MOTION PASSED.**

**Public hearing is to be held on February 11, 2013 at 7:10 p.m.**

**5. NEW/OTHER BUSINESS:**

Chair Folts announced that he will be away for the March meeting. Vice Chair Tom Curtin will check his schedule for the March meeting and send out an email to that effect.

Hank Latorella asked about the continued amount of traffic on 20A. David Woods suggested looking online at the County Planning Board's Transportation Grant.

**6. ADJOURNMENT:**

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

**Patti LaVigne made the MOTION to adjourn the meeting at 7:55 p.m.**

**Tom Curtin SECONDED the motion.**

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

**Opposed: None.**

**MOTION PASSED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board  
Town of Geneseo

dmm  
Attachment

**Section 6. Legislative Relief**

- A. Any applicant for the approval of a Site Plan, Subdivision or Special Use Permit, which would subject to these Standards may apply to the Town Council for relief from the provisions hereof based upon a showing that strict application of the Standards will result in practical difficulty.**
- B. Said application shall be in writing and shall:
  - 1. clearly state which standard from which relief is sought;**
  - 2. set forth the alleged practical difficulties upon which the application is based;**
  - 3. establish that the strict application of the Standard is not essential for the public health, safety and welfare.****
- C. In considering the application the Town Council may consider, but is not required to consider examples of similar developments in which the Standard from which relief is sought was not strictly applied.**
- D. Under no circumstances shall the Town Council consider either cost or convenience to be the sole determining factors in reaching its decision without establishing additional facts proving practical difficulty.**
- E. In the event that the applicant has sustained the above described burden of proof the Town Council may, by resolution, grant the requested relief or some lesser degree of relief if the public health, safety and welfare can be duly protected.**
- F. In granting such relief the Town Council must limit the degree of relief granted to the minimum amount necessary to equitably accommodate the applicant's needs while still protecting the public health, safety and welfare. Under no circumstances is the Town Council authorized to grant complete relief from all of these Standards.**