

**Town of Geneseo Planning Board
Meeting Minutes
February 11, 2013
7:00 – 8:55 PM**

Members Present:

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

Others:

Ron Maxwell, CEO
Jim Oberst, Town Engineer
Ron Hull, Esq. for the Town Attorney
Bob Cantwell, BME Associates
David Riedman, Riedman Development
Dawn Aprile, Premium Development
Bob Irwin, Architectural Review Board
Airin O'Connor, Vanguard Engineering
Don McLane

Excused:

David Woods

1. CALL TO ORDER:

The regularly scheduled February 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 January 28, 2012 minutes.

Tom Curtin made the MOTION to approve the January 28, 2012 minutes as presented.

Hank Latorella SECONDED the Motion.

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

Abstained: Marcea Clark Tetamore (excused from that meeting)

Opposed: None.

MOTION PASSED.

3. CODE OFFICE REPORT:

Chair Folts asked Ron Maxwell to give a report on Code Office activities. CEO Maxwell said he is in the midst of year-end reports. Two houses have started building this month (one on Reservoir Rd., and the other in the Village). Bergman Associates plans to develop the old Ideal site in the Village. This company will be similar to Monroe Muffler.

4. VILLAGE PLANNING BOARD REPORT:

David Woods was excused from the meeting but CEO Maxwell reported that McDonald's should have final approval this month.

5. PUBLIC HEARING for FINAL APPROVAL: 3-Phase Site Plan and Two-Lot Subdivision/Special Use Permit - The Hammocks at Geneseo, Tax Map #81-1-2.81 (portion)

Chair Folts opened the Public Hearing at 7:10 p.m. and asked for comments from the floor.

Bob Cantwell from B.M.E. Associates then presented information on the plans which were received in the Town on January 31, 2013. He explained that tonight's hearing was to request Final Approval for site plan for the 10-acre parcel with a total of 90 units in this subdivision.

B. Cantwell continued that modifications had been made to the sidewalks since the last Planning Board meeting. The clubhouse configuration was also changed to allow parking on the side rather than the front of the building. Additional lighting, as requested, was also added to the plans; light poles had been added for a total of 18 throughout the site. Riedman representatives had met with the Architectural Review Board last Monday and the consensus of that Board was that they were pleased with the changes.

The park space plan to be located in the center of the project was then distributed to Planning Board members. The dark green area shown on the plan represents the area to be frequently mowed. Lighter colors are a meadow composed of a wild flower mix. Some shade trees are also shown on this plan. Bob Cantwell then asked if there were additional questions. Several Board members then referred to MRB's February 8th letter. He answered that Riedman will be working on answers and act on Jim Oberst's comments.

Chair Folts then asked Hank Latorella to report on the Architectural Review Board's comments. H. Latorella asked about the siding. He was told that it is to be premium vinyl siding. David Riedman said it will be of 0.042 thickness and is the Main Street product easily maintained. Architectural grade shingles will be used. He also said that there is no room for shutters on the windows. There are some brick/stone panels.

Street lighting will be .20 intensity rather than the 2.0 foot candle light listed. Street lights will be a metal halide because these give a whiter light.

Shade trees will be hardwood. Chair Folts will send Riedman a list of preferred trees.

H. Latorella continued that a gravel-based stone dust walking trail would be optimal rather than a mowed area. He also requested a gazebo and benches. David Riedman replied that it was his experience that these are not often used but would consider them if there was a demand at a later date once the project was finished. He then said a pond is not feasible either.

The need for a large enough turn-around area for moving vans, fire trucks, etc. was then stressed by Board members.

There was then a discussion about the fact that Riedman does not plan the green space until phase 2 of the project. The possibility of a temporary easement for phase 1 is possible but phase 2 is more feasible. Dawn Aprile then said that temporary grading easements have been done in the past and have not been a problem. Ron Hull, Esq., said he thought a temporary easement was a possibility and that density would only be a problem if another developer came in should phase 2 and 3 not occur.

Marcea Clark Tetamore made the MOTION for FINAL APPROVAL for the 3-phase site plan and the two-lot subdivision/special use permit for phase 1 of the Hammocks at Geneseo, Tax Map#81-1-2.81 (portion) with the following provisions:

- 1. The requirements contained in Jim Oberst's February 8, 2013 letter are to be complied with; final approval is to have the Town Engineer's signature.**
- 2. The following recommendations of the Architectural Review Board are to be incorporated into the project:**
 - a. Architectural grade roof shingles;**
 - b. Carriage style garage doors;**
 - c. Arch over portico;**
 - d. Elevation is to be as submitted in the James Fahy design A-1 2012;**
 - e. Supplemental lighting to total 18 poles;**
 - f. Landscaping to include specific trees;**
 - g. Gravel-based stone dust walking trails in the grassy area when phase 1 construction is completed (reference Conceptual Park Plan).**

Darcy Young SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

CEO Maxwell asked about exterior colors and requested product samples. He was told colors are to be earth tone.

There were no additional comments and therefore, Chair Folts closed the Public Hearing at 8:20 p.m.

There was then some discussion about whether a short or long form of SEQR was required.

Dawn Aprile said that "shovel ready" procedures were done five years ago. Planning Board members then did the short SEQR form.

Tom Curtin 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: Dwight Folts, Tom Curtin, Marcea Clark Tetamore, Darcy Young, Patti LaVigne, and Hank Latorella.

Opposed: None.

MOTION PASSED.

6. CONCEPT/PRELIMINARY APPROVAL for PHASE 3 Coast Professional's expansion of offices, 4273 Volunteer Rd., Tax Map#81.00-1-2.82

Chair Folts then thanked Airin O'Connor for her patience as she came forward to present phase 3 of Coast Professional's expansion.

The appearance will be the same with the same exterior materials used. There will be an addition to the parking lot. The total area of the new addition is 4,498 square feet. Chair Folts noted that the back wall will need to be finished as it is just concrete at present. Ron Hull, Esq., noted that the total square footage must be noted in the final motion.

Tom Curtin made the MOTION for CONCEPT/PRELIMINARY APPROVAL for Phase 3 of Coast Professional's expansion of offices, 4273 Volunteer Rd., Tax Map#81.00-1-2.82

Hank Latorella SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

The Public Hearing will be March 11th at 7:10 p.m. The secretary will send Airin O'Connor the notice.

7. NEW/OTHER BUSINESS:

There was no New/Other Business.

8. ADJOURNMENT:

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

Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8:55 p.m.

Darcy Young SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

dmm
Attachments