

Town of Geneseo Planning Board
Meeting Minutes
April 8, 2013
7:00 – 8:00 PM

Members Present:

Tom Curtin, Vice Chair
David Woods
Darcy Young
Marcea Clark Tetamore, Esq.
Hank Latorella

Others:

Ron Maxwell, CEO
Jim Oberst, Town Engineer
Joseph Ardieta, Vanguard Engineering (Coast Professional)

Excused:

Dwight Folts, Chair
Patti LaVigne

Public Present: Jess Louis, Micah Petersee, Emily Manda, Kate Dunn

1. CALL TO ORDER:

The regularly scheduled April 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 February 11, 2013 minutes.

Marcea Clark Tetamore made the MOTION to approve the February 11, 2013 minutes as presented.

Darcy Young SECONDED the Motion.

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

Abstained: David Woods (excused from that meeting)

Opposed: None.

MOTION PASSED.

The March 19th Special Meeting minutes were tabled until the next month due to the lack of a quorum for the March 19th meeting.

3. CODE OFFICE REPORT:

Vice Chair Tom Curtin asked Ron Maxwell to give a report on Code Office activities. CEO Maxwell said he is in the midst of a busy time. He is reviewing plans for McDonald's rebuild/expansion; this has been to the County. Quite a bit of time was spent at the recent Marina car sale at the Genesee Valley Plaza. He said that quite a few cars were at Monroe Muffler as well as 70 cars at the Plaza

even before the sale was scheduled to begin. A complaint was received from the bank; Marina was requested to park the extra cars out behind the Plaza. However, as many as 90 cars were parked out in front at times. It was sometimes difficult to drive through the Plaza due to the number of cars. A complaint from the public was also received.

CEO Maxwell is also currently working with Jim Oberst, Town Engineer, on the March 22nd MRB letter dealing with the Health Department technical issues of the Hammocks.

4. VILLAGE PLANNING BOARD REPORT:

David Woods reported on the March 27th Village Planning Board meeting. McDonald's rebuild was approved. The eventual size of the building will be slightly larger. Other items discussed included temporary trailers at Walmart; a request for these is received on a yearly basis and a suggestion was made to make this permanent. Also, the "Alley Cat" sign was approved.

5. PUBLIC HEARING for FINAL APPROVAL Amended Site Plan for Coast Professional phase 3 expansion, 4273 Volunteer Rd., Tax Map#81.00-1-2.82.

Vice Chair Curtin opened the Public Hearing at 7:10 p.m. He asked for comments from the floor. There were some questions from the floor as the SUNY students had not been present for previous meetings where Coast Professional's expansion was discussed. Joseph Ardieta from Vanguard Engineering explained the company.

Joseph Ardieta presented a diagram of the proposed expansion. The parking lot expanded size was also shown with storm water management noted. Handicap parking is already available as it was considered during phase 2. Vanguard Engineering has responded to MRB's comments. Jim Oberst, Town Engineer, said all issues have been addressed in revised plans. The character of the expanded building remains the same. Building materials were shown on the plans. Their architect is proposing color relief with four colors rather than dimensional relief. No further expansion is planned. 12,500 will be maximum square footage of the building. There are 194 parking spaces total. Hank Latorella asked about adding architectural detail. However, after some discussion it was determined that this would need to be added to the entire building at this stage.

Regarding landscaping, Joe Ardieta said that some foundation plantings (boxwood) will be added in between the building and the walkway. This will be added the full length of the finished building north of the patio all the way to the entranceway. These landscape drawings will be subject to the Board's final approval. He also agreed to send a copy of the March 5th site plans to Vice Chair Tom Curtin for final approval. Town Engineer, Jim Oberst, and CEO Maxwell will walk the final site. Building plans have not yet been submitted to the Code Office.

Board members then did SEQR review.

Marcea Clark Tetamore 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.

David Woods SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

There being no additional comments from the floor, Vice Chair Curtin closed the hearing at 7:35 p.m.

David Woods made the MOTION for FINAL APPROVAL for the Amended Site Plan for Coast Professional phase 3 expansion, 4273 Volunteer Rd., Tax Map#81.00-1-2.82.

Marcea Clark Tetamore SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

6. NEW/OTHER BUSINESS:

The scheduled April 22, 2013 work meeting was discussed and it was decided that the secretary would check with Chair Folts on the need for a meeting. To date nothing new for the agenda has come into the Town.

7. ADJOURNMENT:

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

Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8:00 p.m.

David Woods SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

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