

**Town of Geneseo
Planning Board
September 9, 2013**

Members Present:

Tom Curtin
Hank Latorella
Darcy Young
Marcea Clark Tetamore
Patty LaVigne

Public Present:

Ron Maxwell, CEO
Alexandra Houska, student at SUNY

Excused: Dwight Folts, and David Woods

1. CALL TO ORDER:

Acting Chair Tom Curtin, called the regularly scheduled meeting to order at 7 p.m., in the Board Room of the Town Offices.

2. CODE OFFICE REPORT:

Ron Maxwell, CEO, and his office have been busy with Village rental housing. **McDonald's** is to open Oct 10 with all finished but the brick work.

Coast will be final only after Ron's list has been satisfied. They have drywall to go and plan to open in October.

The **Hammocks** have to pay more money and then a building permit will be issued. There will be 10 apartments in the first building. There were questions about the sewer. It is a dedicated sewer. The sprinkler system is yet to come.

Hank--Are the architectural requirements being followed? Were our requirements listed on a final drawing for building permits?

Ron--will provide Board minutes for what was required in that final drawing. Before any signing, Jim Oberst and Ron walk around with the punch list and must be satisfied before signing off.

Marcea--We must require all items to be listed on final plans for all future plans.

The trees around the Hammocks are to be cut down and the land around Coast is to be reseeded.

3. REVIEW OF UNAPPROVED AUGUST 12 PLANNING BOARD MINUTES:

Page 2, Paragraph 5--change the word “drawings” in the third line from the bottom to “elevations:.”

Page 3, first paragraph. Strike the sentence-Tom Curtin said...picket fence. Patty moved approval of the minutes as amended. Darcy seconded. Marcea abstained as she was excused for that meeting. Motion carried.

4. Village PB Report:

Mavis Tire received final approval. The entrance is on 20-A directly across from Quik Fill. The Plaza would not agree to an entrance into the plaza. Mavis did agree to future access using the proposed feeder road. When next the Plaza requests anything to the Village, they will be required to be a part of the feeder road. Short of that, it will take legal work on part of the Village to require Plaza compliance.

Discussion followed about Village/Town borders. The Village extends to the east edge of Sea Cow. Volunteer Drive is the dividing line between Village and Town. WalMart is within the Village but The Hammocks is within the Town.

5. FENCES AND ZONING:

Many ideas were tossed about such as: no barrier can go to the shoreline; where to stop the fence; no fence in the water or DEC will object; rear setback of 15’ from 819; demarcation of property lines.

All were in agreement for the need to make recommendation to the Town Board who are looking for guidance to protect the view shed--maximum height and maximum density. Those recommendations are being solidified. The first part will deal with fencing for all the Town and the special part for the L District will clarify lake fences. Presently fencing law is minimal.

They seemed agreed on: permit required in the L district; Good side of the fence goes toward the neighbor; Average height for a fence should be 3’6””; a living hedge fence is to be trimmed to 3’6””; a rear setback of 15’.

Darcy left the meeting at 8 p.m.

In the commercial district a 1’ setback for every foot of height; Maximum height of 12’.

Permits necessary in all districts or not. The four were split on this. Ron says yes to L District. More than that will be a hassle for his office and a cost to applicants. Most people call the code office before erecting a fence.

Tom will prepare a draft for the next meeting which he will share before that meeting. Further legal consultation is recommended by all.

6. NEW BUSINESS:

There was no new business and a working meeting Sept 23 isn't needed. **Marcea moved and Hank seconded the motion to eliminate the work meeting on 9/23. Carried.**

7. Adjournment:

At 8:35, Marcea moved adjournment and Patty seconded. Motion carried.

Respectfully submitted,

Carolyn Meisel
Secretary pro tem

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