

Town of Geneseo Planning Board
Meeting Minutes
April 14, 2014
7:00 – 8:20 PM

Members Present:

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

Others:

Ron Maxwell, CEO
Ron Hull, Esq.
Thomas Burke, Livingston Country Club
Peter Bruckel
Josh Bruckel
Mark Gerharty
Kurt Rappazzo, P.E., MRB

Excused:

Dwight Folts
Hank Latorella (absent)
Robert Irwin

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. CODE OFFICE REPORT:

Ron Maxwell was asked to give a Code Office report. CEO Maxwell said that the foundation for five apartments at the Hammocks has been poured. He has received the plans for PetSmart; they plan to go into a part of the former Fashion Bug. He continued that there will be a meeting with Lakeville Estates regarding shrubbery which was supposed to be planted around the parking area. At that time CEO Maxwell intends to look at the roads and determine repair needs.

3. REVIEW OF MINUTES:

Vice Chair Curtin asked the Board to review the March 10, 2014 Planning Board meeting minutes.

The minutes were tabled due to the lack of a quorum.

4. VILLAGE PLANNING BOARD REPORT:

David Woods was asked to give this report. D. Woods replied that the Village Planning Board met on March 26. There was a public hearing held on the Cedarwood Subdivision proposal off Lima Road (right before the Village line). Several neighbors attended. April 23 will be the Final Approval meeting as additional materials need to be supplied before then. Mavis Tire is moving forward with their new location; a sign permit was given.

McDonald's finally exchanged their drive-thru lane overheads for gray instead of yellow.
The final C of O will be given when their bill is paid.

5. SPECIAL USE PERMIT RENEWAL: Hair Salon, 5452 Lakeville Road, Tax Map#73.-1-20

Julie Kirchhoff was not present to make the above request for renewal. However, after a brief discussion, the Planning Board decided to grant a renewal of the hair salon on a permanent basis. This was based upon the general appearance of the property and the length of time since the original permit was granted.

Marcea Clark Tetamore made the MOTION to grant a permanent Special Use Permit to Julie Kirchhoff for a hair salon, 5452 Lakeville Road, tax map#73.-1-20.

Darcy Young SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

6. PRELIMINARY APPROVAL SITE PLAN MODIFICATION: Livingston Country Club 1,396 sq. ft. Addition, Tax Map#81.-1-34.1

Thomas Burke came forward to further explain this site plan modification. The project consists of a structure which will be built upon an actual existing deck, patio and a bit of grassy area. It is described as an outdoor dining and bar addition. It is to be 1,396 sq. ft. T. Burke continued that an engineer has been hired. Corrected plans were presented to Planning Board members and examined. Steel girders will satisfy the board's concern regarding snow load. Wind concerns were also addressed. The new structure will have a metal roof. There are no setback concerns as the structure is going on an existing footprint. There was a question about noise in the neighborhood and T. Burke replied that they intend to close around 10 or 10:30 p.m.; he is aware of possible neighbor concerns with noise. The Country Club audience is primarily golfers with some dinner guests. Landscaping will be done. Lighting will be under the structure and the existing safety lighting will remain outside.

There was a request to send this to the County Planning Board - possibly for local option. This site plan modification would then appear on the Town Planning Board May 12th agenda. This will be done.

Marcea Clark Tetamore made the MOTION to grant PRELIMINARY APPROVAL for Site Plan Modification for the Livingston Country Club, located at 4436 Lakeville Road, 1,396 sq. ft. addition, tax map#81.-1-34.1.

David Woods SECONDED the Motion.

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

Opposed: None.

MOTION PASSED.

7. SUBDIVISION CONCEPT APPROVAL: Reservoir Road Townhomes, North Side of Reservoir Road, Tax Map#081.0-1-029.483

Peter Bruckel came forward. He would like to build townhomes east of the village line on property behind Genesee Valley (Wegman's) Plaza and located right before going up the hill. He may consider them patio homes. He hopes to extend their second floor in order to obtain a third bedroom. There are to be three phases to start in the fall. A Home Owners Association is hoped for. The Association would be responsible for exterior maintenance and snow removal. There would be a deed restriction so no additions (pools, etc.) could be built on. The Home Owners Association would be stricter than Ivy Lane. P. Bruckel was asked about the size of each building and he replied that the 6,000 sq. feet (or 1.5 acre) would include the building and the common area. There would be shrubs and a berm over by the Plaza. P. Bruckel said in order to proceed he needs to know about density and setbacks from the board. M. Clark Tetamore said her concern is the additional traffic. A traffic study will need to be done. Vice Chair Curtin said classification is very important. Attorney Ron Hull said the Town Board is currently in a holding pattern. The project might be use class 13 but setbacks and density still need to be determined; Gateway setbacks might be used as a model. The 20 foot deck has to have the setback from that point. Density can be discussed later for the 6.5 acres said D. Woods. Thornapple is 10 units/acre said CEO Maxwell. P. Bruckel said his project would have fewer than that.

Vice Chair Curtin said the April 28th Work Meeting might be a good opportunity to further discuss this project. CEO Maxwell expressed the fact that there does seem to be a demand for townhomes. Stormwater Management needs to have SNIP approval. P. Bruckel said there is water and sewer on the property already. Audience would be young professionals or the 50+ population. Obviously, there would be young families with a three bedroom unit. CEO Maxwell asked about auxiliary parking. P. Bruckel replied that garages are 1.5 cars-wide. He believes the 16 foot wide driveway will park two cars.

There was some discussion about whether to write a letter to the Town Board as a recommendation. It was decided that this was not necessary as the Town Board is already preparing to act on the project. The Town Attorney will continue to work on this.

Planning Board Concept Approval was not given.

8. NEW/OTHER BUSINESS:

There was a discussion regarding the April 28th agenda for the Work Meeting. Vice Chair Curtin will contact Town Supervisor Wadsworth about the Bruckel project after talking with Dwight Folts. Board members discussed the possibility of the project approval taking 6-8 months at least.

D. Woods expressed the fact that for zoning framework to be in place will take two to three months optimistically.

M. Clark Tetamore said that a moratorium might be a good idea as there are several zoning issues. Attorney Ron Hull said the Town Board is continuing to move forward with the current zoning issues which the Bruckel application raises.

D. Woods announced that there will be an Agriculture and Farmland Protection Plan meeting tomorrow evening.

9. ADJOURNMENT:

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

Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8:20 p.m.

Darcy Young SECONDED the motion.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

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