

Town of Geneseo Planning Board
Work Meeting Minutes
April 28, 2014
7:00 – 8:00 PM

Members Present:

Dwight Folts, Chair
Tom Curtin, Vice Chair
Darcy Young
Hank Latorella
Robert Irwin
David Woods

Excused:

Marcea Clark Tetamore, Esq.

1. CALL TO ORDER:

The regularly scheduled April 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 March 10, 2014 Planning Board meeting minutes.

Darcy Young made the MOTION to approve the March 10, 2014 minutes as presented.

Tom Curtin SECONDED the Motion.

All in favor: Darcy Young, Tom Curtin, Dwight Folts, Robert Irwin, and Hank Latorella.

Opposed: None.

Abstained: David Woods. (Absent from that meeting)

MOTION PASSED.

The April 14, 2014 Planning Board minutes were tabled due to lack of a quorum.

3. SUBDIVISION: Peter Bruckel's Reservoir Road Townhouses, North Side of Reservoir Rd., Tax Map#081.0-1-029.483

Planning Board members discussed Use Class 13 as it might apply to the above proposed subdivision. Townhouses may be defined as multifamily homes but no setbacks are defined. There was a meeting held with the Town attorneys in which it was suggested that the current Gateway setbacks be kept with the exception of the front setbacks being 35 feet. Jim Coniglio, Esq., has prepared a Use Class 13 proposal for Multifamily Residential and Conversions (to include multifamily apartment structures and townhomes). The Planning Board must now wait to for the Town Board to take action. A public hearing will be held. Not every building is 30 feet from the next. There is also a drop of 30 feet at one point from one end of the proposed project to the other.

MRB will be relied upon to assist in the engineering aspects. Tom Curtin said that since the resulting Use Class 13 will apply to future projects, density as well as setbacks will be important. In the case of density, the standards from the Gateway zoning will be carried over. Density for the Bruckel subdivision will be six units per acre. Hank Latorella felt that this was still too dense.

T. Curtin said that the definition of a townhouse/home would be helpful. David Woods said this is a definition which could be referred to the Town Board.

The discussion regarding setbacks continued as board members noted a contradiction between items in the proposed local law: (b) [2] *Minimum side setback: 15 feet*; and (b) [6] *Attached dwellings shall not be required to provide side setbacks. Setbacks between principal buildings shall be at least 25 feet*. The setback (b) [6] might be deleted. Chair Folts will email Attorney Coniglio regarding this. Definitions are necessary as is the distance from a property line to a lot line. Whether these matters will affect the Town Board Public Hearing regarding Use Class 13 is another question for the Town Attorney.

4. NEW/OTHER BUSINESS:

Chair Folts then brought up a recent meeting and the fact that the salt mine wishes to extend the existing railroad spur into the Town. The purpose of this is to handle 30 additional salt cars which will allow salt to be transported quickly. He believes that SEQR was done in 1998 and the secretary will look this up in the Planning Board minutes. The original Archeological Study and wetlands delineation must be updated. A small corner of the land will be donated to the conservancy. The mine itself is in Groveland. Chair Folts said the salt mine has another month or two of preparation before the official application can be submitted to the Town of Geneseo.

5. ADJOURNMENT:

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

Darcy Young made the MOTION to adjourn the meeting at 8:00 p.m.

Tom Curtin SECONDED the motion.

All in favor: Tom Curtin, Dwight Folts, Bob Irwin, David Woods, Darcy Young, and Hank Latorella.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

dmm