

Town of Geneseo Planning Board
Work Meeting Minutes
May 12, 2014
7:07 – 8:02 PM

Members Present:

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

Others:

Ron Maxwell, CEO (late)
Jim Coniglio, Esq., Town Attorney
Steven McElwain, P.E., Cornerstone Baptist
Lynnette McElwain
Kenneth Horton
John Zatkiewicz
Ted Lozier

Bill Doolittle
Don Kearney

1. CALL TO ORDER:

The regularly scheduled May Planning Board meeting was called to order in the board room of the Town Offices at 7:07 p.m. by Dwight Folts, Chair.

2. CODE OFFICE REPORT:

There was no Code Office Report as CEO Maxwell would be arriving later in the meeting.

3. REVIEW OF MINUTES:

Chair Folts asked the Board to review the April 14, 2014 Planning Board meeting minutes.

David Woods made the MOTION to approve the April 14, 2014 minutes as presented.

Marcea Clark Tetamore SECONDED the Motion.

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

Opposed: None.

Abstained: Dwight Folts, Hank Latorella and Robert Irwin (All excused from that meeting)

MOTION PASSED.

The April 28, 2014 Planning Board minutes were also reviewed.

Darcy Young made the MOTION to approve the April 28, 2014 minutes as presented.

Tom Curtin SECONDED the Motion.

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

Opposed: None.

Abstained: Marcea Clark Tetamore (Excused from that meeting)

MOTION PASSED.

4. VILLAGE PLANNING BOARD REPORT:

David Woods was asked by Chair Folts to give a report. D. Woods said that the board had met on April 23. The main item for approval was the Cedarwood Estates Final Subdivision Approval. This was given with several conditions. (The Estates are located off Lima Road.)

Mavis Tire is coming to the Village.

5. FINAL APPROVAL for SITE PLAN MODIFICATION: LIVINGSTON COUNTRY CLUB 1,396 sq. ft. ADDITION, 4436 Lakeville Road., Tax Map#81.-1-34.1

Chair Folts noted that Thomas Burke was not present at the meeting. Several board members then stated that they had noted that the addition under consideration for Final Approval was already half done. Preliminary Approval is all that was given at the last monthly meeting when Mr. Burke was present. CEO Maxwell was questioned regarding this matter when he arrived later that evening. R. Maxwell said he would speak with the contractor doing the building about Mr. Burke's absence and the lack of approval given. Planning Board members impressed upon CEO Maxwell that procedure needs to be followed.

Chair Folts will write a letter to Mr. Burke regarding procedure and the necessity that he attend the June 9th meeting when Final Approval will be on the agenda.

6. SUBDIVISION, SPECIAL USE PERMIT and SITE PLAN: RESERVOIR ROAD TOWNHOUSES, NORTH SIDE OF RESERVOIR ROAD, TAX MAP#081.0-1-029.483 and USE CLASS 13:

A letter sent to the Town Clerk from the Livingston County Planning Board had been distributed to Board members this evening. It dealt with, among other issues, a discrepancy in the proposed Use Class 13. Jim Coniglio, Esq., Town Attorney, explained that the source of the discrepancy was the fact that Use Class 20 contains the same language and hence, the same discrepancy. After lengthy discussion, Attorney Coniglio said that setbacks will be between each townhouse unit (each unit may have two dwellings or residences). He stressed the importance of avoiding an inflexible code. The side setbacks between buildings will be 15 feet which will result in 30 feet between the proposed principal buildings. Peter Bruckel had expressed that he was somewhat flexible with the plan he had presented at the last monthly meeting. The setbacks will also refer to decks.

David Woods made a MOTION to delete the second sentence “Setbacks between principal buildings shall be at least 25 feet” in (b) [6] in the attached proposed local law (Use Class 13).

Tom Curtin SECONDED the MOTION.

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

Opposed: Hank Latorella.

Abstained: None.

MOTION PASSED.

Hank Latorella questioned the definition of a “townhouse.” David Woods read the definition from the existing town code.

7. CONCEPT/PRELIMINARY APPROVAL: Site Plan Modification for Cornerstone Baptist Church Additions, Tax Map#81.00-2-30.2:

Chair Folts requested that a representative for this project come forward to speak to the board. Steven McElwain, P.E., distributed materials listing changes to the original application. Changes included an enlarged parking lot with traffic flow affected. A fence for erosion control was shown on the new site plan distributed. (All the changes as listed by the applicant are in the official files.) He explained that due to lack of finances the west side Fellowship Hall addition (960 sq. ft.) is planned for some time in the future phase II. The east side addition (2,840 sq. ft.) will be built in phase I.

The parking lot will be gravel except for the handicap area which will be concrete. It will be under an acre.

Marcea Clark Tetamore made the MOTION to grant CONCEPT and PRELIMINARY APPROVAL for the Cornerstone Baptist Church Additions to include east side, west side and parking lot, 4232 Reservoir Rd., Tax Map#81.00-2-30.2.

David Woods SECONDED the MOTION.

Public Hearing will be June 9th at 7:10 p.m.

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

Opposed: None.

Abstained: None.

MOTION PASSED.

8. NEW/OTHER BUSINESS:

There was no New/Other Business brought up.

9. ADJOURNMENT:

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

Tom Curtin made the MOTION to adjourn the meeting at 8:02 p.m.

Robert Irwin SECONDED the MOTION.

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

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

dmm
Attachment

Use Class 13, Multifamily Residential and Conversions, includes multifamily apartment structures and town homes. Such dwelling structures shall be served with public water and public sanitary sewer facilities meeting State Sanitary Codes and parking facilities. All structures shall be attractively landscaped, shall have adequate ingress and egress and shall provide a usable open yard or recreation space of at least 500 square feet per dwelling unit and shall comply with the following dimensional requirements:

(a) Lot size, width and density requirements shall be as follows:

[1] Townhouses.

[A] Minimum development lot area: one acre.

[B] Maximum density, dwelling units per gross acre: six units.

[C] Minimum lot width: 20 feet.

[2] Apartments.

[A] Minimum development lot area: one acre.

[B] Maximum density, dwelling units per gross acre: 10 units.

[C] Minimum lot width: 50 feet.

(b) Front, side and rear setbacks shall be as follows:

[1] Minimum front setback: 35 feet.

[2] Minimum side setback: 15 feet.

[3] Minimum rear setback: 15 feet.

[4] Minimum side and rear, abutting residential district: 40 feet.

[5] Minimum side (not front) on corner lot: 30 feet.

[6] Attached dwellings shall not be required to provide side setbacks. Setbacks between principal buildings shall be at least 25 feet.

(c) Unit size shall be as follows:

[1] Townhouse:

[A] Attached dwellings shall provide a minimum of 960 square feet of total livable floor area per unit.

[2] Apartment should provide the minimum dwelling area per unit according to the following:

[A] Efficiency: 400 square feet.

[B] One bedroom: 600 square feet.

[C] Two bedrooms: 750 square feet.

[D] Three bedrooms: 900 square feet.

(d) Maximum building height.

[1] Maximum height for principal buildings or structures shall not exceed two stories or 35 feet.

[2] Maximum height for accessory structures or buildings shall not exceed 20 feet.

(e) Maximum lot coverage with impervious surface shall be 50%.