

**Town of Geneseo Planning Board**  
**Meeting Minutes**  
**September 8, 2014**  
**7:00 – 7:55 PM**

**Members Present:**

Tom Curtin  
Darcy Young  
Hank Latorella  
David Woods  
Marcea Clark Tetamore, Esq.  
Bob Irwin

**Others:**

Ron Maxwell, CEO  
Chip Presutti, Esq.  
John Sciarabba, Land Tech  
Jeff Kennell  
Debra Lowery  
Tom Viti

Sylvia Viti  
Bob Harris  
Chekea Schwartz  
Amanda Wagner  
Henry Minor  
Laura Minor

**Excused:**

Dwight Folts

**1. CALL TO ORDER:**

The regularly scheduled September Planning Board 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:**

Vice Chair Curtin asked Ron Maxwell, CEO, to give a monthly report. CEO Maxwell said that the college students are back again. There were some mold issues in some of the rented houses but this problem was referred out.

Hammocks will be issued their last two building permits soon.

**3. VILLAGE PLANNING BOARD REPORT:**

David Woods was asked to give a brief report to the board members. D. Woods said that the Village Planning Board's August 27<sup>th</sup> meeting was cancelled due to lack of business. The next meeting is scheduled for September 24.

**4. REVIEW OF MINUTES:**

Vice Chair Curtin asked the Board to review the August 11, 2014 Planning Board meeting minutes.

**Marcea Clark Tetamore made the MOTION to approve the August 11, 2014 minutes as presented.**

**Darcy Young SECONDED the Motion.**

**All in favor: Tom Curtin, Darcy Young, Hank Latorella, Bob Irwin, Marcea Clark Tetamore**

and David Woods.

**Opposed: None.**

**MOTION CARRIED.**

**5. CONCEPT/PRELIMINARY APPROVAL for Minor (Paduka Run) 2-Lot Subdivision, 4222 Roots Tavern Rd., Tax Map#63.-1-13.11.**

Chip Presutti, Esq., came forward to present this project to the Planning Board. It involves the south side of Roots Tavern Road. It consists entirely of vacant land with 600 foot road frontage. The current owners are moving.

**David Woods made the MOTION for CONCEPT/PRELIMINARY APPROVAL for the Minor two-lot subdivision, 4222 Roots Tavern Road, Tax Map#63.-1-13.11.**

**Bob Irwin SECONDED the Motion.**

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

**Opposed: None.**

**MOTION CARRIED.**

**The Public Hearing will be October 6, 2014 at 7:05 p.m.**

**6. CONCEPT APPROVAL for SITE PLAN/ SUBDIVISION/SPECIAL USE PERMIT: Bruckel Reservoir Rd. Townhomes, Tax Map#081-1-029.483.**

John Sciarabba, L.S., from Land Tech introduced Peter Bruckel's project. It consists of 6.75 acres located on the south side of Reservoir Road. There is access to sewer and water. The project proposed is mixed use. There is a pond to the north. However, erosion and sediment control will necessitate the project put in their own pond. J. Sciarabba laid out the proposed plans which were examined by board members. The project consists of townhomes with a duplex at one end. He is proposing that the duplex have its own gate and driveway/road due to steepness of the grade at that particular location. He continued that they would like to put in an additional duplex near this private road but this is not yet on the plans presented. The townhomes will have a Home Owners Association. The size of one unit would be 960 sq. ft.

Tom Curtin said the zone variances and the grade are issues brought up by Town Engineer, Jim Oberst, who could not attend this evening's meeting. Hank Latorella suggested an alternate driveway/road so as to enable the duplex to be a part of the whole community project. T. Curtin voiced the Planning Board's concern over safety and the two driveway cuts on to Reservoir Road.

David Woods spoke about the 25 foot separation between two buildings. This does not match the Local Law 1 2014 setback. He also spoke about the various subdivision, site plan

and special use approvals needed from the Planning Board in addition to the drainage issue.

D. Woods continued that a paved asphalt access road behind Wegman's would not be a problem for him. It would take some of the traffic off the main road if a "Wegman's gate" is used. He, however, sees both sides of the argument about whether to have two driveways. Darcy Young voiced her agreement with this also. J. Sciarabba said a hammerhead would allow for emergency vehicles on such a road. H. Latorella suggested a loop within the project but J. Sciarabba said that space is pretty "chewed up." Visuals of what the view of the project would be for neighbors were requested. Landscaping plans were asked for by Marcea Clark Tetamore.

Tom Curtin summarized that the board's main concern with this project right now is setbacks. Either variances from the Zoning Board will be needed or the project will need to be redesigned.

CEO Maxwell was asked about whether sidewalks would be required. He will look this up.

**David Woods made the MOTION for CONCEPT APPROVAL of SITE PLAN/ SUBDIVISION/SPECIAL USE PERMIT for the Bruckel Reservoir Rd. Townhomes, Tax Map#081-1-029.483. This in no way indicates final approval of this project.**

**Darcy Young SECONDED the Motion.**

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

**Opposed: None.**

**MOTION CARRIED.**

**7. NEW/OTHER BUSINESS:**

It was a consensus that there would be no Work Meeting on September 22.

Marcea asked about the various building lots owned by Walmart and if Maurice's is leaving. Board members thought not.

**8. ADJOURNMENT:**

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

**Marcea Clark Tetamore made the MOTION to adjourn the meeting at 7:55 p.m.**

**Darcy Young SECONDED the Motion.**

**All in favor: Marcea Clark Tetamore, David Woods, Darcy Young, Bob Irwin, Tom Curtin,**

**and Hank Latorella.**

**Opposed: None.**

**MOTION CARRIED.**

Respectfully submitted,

Diane McMullan, Secretary  
Planning Board  
Town of Geneseo

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