

Town of Geneseo Planning Board
Meeting Minutes
October 6, 2014
7:00 – 8:05 PM

Members Present:

Dwight Folts, Chair
Darcy Young
Hank Latorella
David Woods
Bob Irwin

Others:

Ron Maxwell, CEO
Chip Presutti, Esq.
Henry Minor
Joe Ardieta, Coast Professional
Dawn Aprile, Premium Development
Roxanne Baker, Coast Professional
Joseph J. Ferrero
Jim Oberst, Town Engineer

Excused:

Tom Curtin
Marcea Clark Tetamore

1. CALL TO ORDER:

The regularly scheduled October Planning Board meeting was called to order in the board room of the Town Offices at 7:00 p.m. by Dwight Folts, Chair.

2. CODE OFFICE REPORT:

Chair Folts asked Ron Maxwell, CEO, to give a monthly report. CEO Maxwell said that the plans for Mavis Tire were received; there will be some architectural changes. The sign for the Minor subdivision was not put out in time. There are two houses being built on the lake. All the permits have been issued for the Hammocks for phase 1; three buildings have C of O's.

3. VILLAGE PLANNING BOARD REPORT:

David Woods was asked to give a brief report to the board members. D. Woods said that he was not able to attend the September 24th meeting.

4. REVIEW OF MINUTES:

Chair Folts asked the Board to review the September 8, 2014 Planning Board meeting minutes.

David Woods made the MOTION to approve the September 8, 2014 minutes as presented.

Bob Irwin SECONDED the Motion.

All in favor: Darcy Young, Hank Latorella, Bob Irwin, and David Woods.

Opposed: None.

Abstentions: Dwight Folts (excused from that meeting)

MOTION CARRIED.

5. PUBLIC HEARING for FINAL APPROVAL for Minor (Paduka Run) 2-Lot Subdivision, 4222 Roots Tavern Rd., Tax Map#63.-1-13.11.

Both Chip Presutti, Esq., and Henry H. Minor were both present when Chair Folts opened the Public Hearing for the above project at 7:05 p.m. This subdivision involves the south side of Roots Tavern Road. It consists entirely of vacant land with 600 foot road frontage. The Chair invited those present to speak and give comments.

There being no comments from the floor, Chair Folts closed the Public Hearing at 7:15 p.m. SEQR short form was then done by Planning Board members.

David Woods made the SEQR MOTION for negative declaration for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Darcy Young SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

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

Hank Latorella SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

6. CONCEPT/PRELIMINARY APPROVAL for SITE PLAN APPLICATION: COAST PROFESSIONAL PHASE 4, 4273 Volunteer Road, Tax Map#81.-1-82.2.and the TWO-LOT SUBDIVISION for PREMIUM DEVELOPMENT, Volunteer Road, Tax Map#81.-1-2.8111 (portion).

Joe Ardieta, Vanguard Engineering, presented a diagram of the project to the Board. Quite a bit of time was spent discussing stormwater drainage. Previously, said J. Ardieta, water had flowed toward Volunteer Road. Now, with phase 4, this will be disconnected and drainage will occur through a dry swale to the north to a hybrid pond which will drain onto Premium Development land when the water reaches a certain level. Hank Latorella questioned whether this will create a mosquito problem; J. Ardieta replied that mosquito increase usually results in an increase in their predators.

Land is being purchased from Premium Development and the two lots will combine resulting in one lot.

Dawn Aprile, Premium Development Corp., said she had just received a photo (regarding drainage onto Premium Development land) earlier today. Final agreement is yet to be reached but sounds reasonable as far as stormwater mitigation is concerned.

Site plan will consist of a 15,000 sq. ft. building expansion/addition. This is larger than the current building which is 12,000 sq. ft. The location is to the north of the site. The wall will be finished.

J. Ardieta continued that landscaping will be done on three sides. There will be the same type of canopy (as exists now) and a sidewalk outside. Outside building materials will be the same. Greenspace will be just under 44%. The majority will be coniferous trees with some dogwood, crabapple and red sunset maple. Total parking will be for 400 employees; the additional parking for this expansion is for 100 employees. Roxanne Baker, Coast Professional, said that due to flex scheduling, all 400 employees are usually not in the building at the same time. Peak time seems to be 2 p.m. For this reason traffic will be staggered.

The entrance/exit is roughly two car widths or 30 foot wide. Hank Latorella questioned access for emergency vehicles. R. Baker replied that there has already been a fire drill with the necessary vehicles in the parking lot. The Fire Department is familiar with the building.

Bob Irwin questioned snow removal and whether there was a chance the swale might be plugged. J. Ardieta replied that there is 40 feet from the trees to the swale.

David Woods asked about possibly breaking up the expanse of parking space to be added. J. Ardieta replied that this would result in a loss of necessary parking spaces.

Jim Oberst, Town Engineer, spoke about stormwater management. He said he will work with DEC standards but that a hybrid pond does not meet the standard requirements. There are waivers possible, however.

Hank Latorella made the MOTION for CONCEPT/PRELIMINARY APPROVAL of the Two-Lot Subdivision for Premium Development, Volunteer Road, Tax Map#81.-1-2.8111 (portion). (The current owner of the land is Dawn Aprile, Premium Development Corp.)

Darcy Young SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

Darcy Young made the MOTION for CONCEPT/PRELIMINARY APPROVAL of the SITE PLAN for Coast Professional Phase 4 (15,000 sq. ft. building addition), 4273 Volunteer Road, Tax Map#81.-1-82.2.

Bob Irwin SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

The public hearing for both Site Plan and Two-Lot Subdivision will be November 10, 2014 at 7:10 p.m.

Maps/plans were examined by Planning Board members. Four acres are to be purchased from Premium Development Corp., which will result in a final eight-acre parcel. The survey must still be done.

This project has been sent to the County Planning Board.

7. NEW/OTHER BUSINESS:

There was some discussion about a large subdivision on Triphammer Road (backing up to 390) which might be in the future.

8. ADJOURNMENT:

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

David Woods made the MOTION to adjourn the meeting at 8:05 p.m.

Bob Irwin SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

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