

**Town of Geneseo Planning Board**  
**Meeting Minutes**  
**April 13, 2015**  
**7:00-8:17 PM**

**Members Present:**

Dwight Folts, Chair  
Darcy Young  
Tom Curtin  
Bob Irwin  
Marcea Clark Tetamore, Esq.  
David Woods  
Robert Harris

**Others:** Ron Maxwell, CEO

Jim Oberst, Town Engineer  
Craig Chiara, Livingston Country Club (The Nines)  
Laura Smith (McDermott Subdivision)  
Edmund Martin (Bruckel, Reservoir Station)  
Mark Gerhardy (Bruckel, Reservoir Station)  
Sylvia Viti  
Thomas Viti  
Dylan Szczesniak  
Tim Szczesniak  
Nicolette Lukacs  
Jeff Kennell  
Diane McMullan, Secretary

**1. CALL TO ORDER:**

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

**2. CODE OFFICE REPORT:**

Ron Maxwell, CEO, reported that fire inspections are continuing. This time of year there are many inquiries regarding building permits and possible additions.

Mavis Tire submitted revised building plans. There is now an allergist at 2 Ryan Drive. CEO Maxwell has been working with Kathy Higgins regarding the water shed and erosion control. The snow melt has been slow which is good for erosion control.

CEO Maxwell said he will check on the smoke shop's flashing sign.

**3. VILLAGE PLANNING BOARD REPORT:**

David Woods reported on the last meeting. There was no action regarding 3 South Street. (There was talk about putting up three apartment buildings at the current mini storage location.) They are waiting for the finals from the architect.

The Village Planning Board was in favor of the Vital Spot (which will have a new name) located on Bank Street; they are modifying the sidewalk configuration and using part of the sidewalk for dining as terraces are created. The sidewalk will be useable and separated from the current dining area. This recommendation was given to the Village Board which approved the request.

The chiropractor's office construction is apparently going forward. Members did express concern that their parking might block Haley Avenue's line of sight. Placement of the future sign was questioned.

**4. REVIEW OF UNAPPROVED MINUTES:**

Chair Folts asked Board members to consider the following minutes:

**FOR November 10, 2014 Planning Board meeting minutes.**

**David Woods moved to APPROVE the November 10, 2014 Planning Board meeting minutes as presented.**

**Bob Irwin SECONDED the Motion.**

**All in Favor: Dwight Folts, Bob Irwin, David Woods and Darcy Young**

**Opposed: None.**

**Abstained: Tom Curtin, Marcea Clark Tetamore, and Robert Harris**

**MOTION CARRIED.**

**FOR December 8, 2014 Planning Board meeting minutes.**

**Tom Curtin moved to APPROVE the December 8, 2014 Planning Board meeting minutes as presented.**

**David Woods SECONDED the Motion.**

**All in Favor: Tom Curtin, Dwight Folts, Bob Irwin and David Woods**

**Opposed: None.**

**Abstained: Marcea Clark Tetamore. Darcy Young and Robert Harris**

**MOTION CARRIED.**

**FOR March 9, 2015 Planning Board meeting minutes.**

**Bob Irwin moved to APPROVE the March 9, 2015 Planning Board meeting minutes as presented.**

**Marcea Clark Tetamore SECONDED the Motion.**

**All in Favor: Tom Curtin, Dwight Folts, Bob Irwin, Marcea Clark Tetamore, and Darcy Young.**

**Opposed: None.**

**Abstained: David Woods and Robert Harris.**

**MOTION CARRIED.**

**5. CONCEPT/PRELIMINARY APPROVAL for SITE PLAN MODIFICATION:  
Livingston Country Club, 4436 Lakeville Rd., Tax Map#81.-1-34.1**

Craig Chiara (proprietor of The Nines Restaurant) gave a presentation for a 470 sq. ft. deck expansion around the south side of the building. It will be of pressure treated wood and will not be in red as shown in the pictures presented. There will not be a ramp to the deck. There, however, is a handicapped entrance and the only step is at the main entrance. The deck will surround a tree and be level with the existing flooring throughout.

Marcea Clark Tetamore asked about awnings. C. Chiara replied that people want to be in the sunshine. If they prefer, they may sit inside in the shade. They may add umbrellas later but not immediately. There is 1,200 feet of covered space already and a railing extended.

**Tom Curtin MOVED to APPROVE CONCEPT/PRELIMINARY for SITE PLAN MODIFICATION for the Livingston Country Club, 4436 Lakeville Rd., Tax Map#81.-1-34.1**

**Marcea Clark Tetamore SECONDED the Motion**

**All in Favor: Tom Curtin, Dwight Folts, Robert Harris, Bob Irwin, Marcea Clark Tetamore, David Woods, Darcy Young.**

**Opposed: None.**

**Abstained: None**

**MOTION CARRIED**

There was then discussion among Planning Board members about whether to waive the public hearing and consider giving final approval at the May 11<sup>th</sup> meeting. This is in view of the fact that the County may consider this "local option." The Secretary said this application has been sent to the County Planning Board.

**David Woods MOVED to waive the Public Hearing for the Livingston Country Club Site Plan Modification to construct a 470 sq. ft. deck, 4436 Lakeville Rd., Tax Map#81.-1-34.1**

**Darcy Young SECONDED the Motion**

**All in Favor: Tom Curtin, Dwight Folts, Robert Harris, Bob Irwin, Marcea Clark Tetamore, David Woods, Darcy Young.**

**Opposed: None.**

**Abstained: None**

**MOTION CARRIED.**

SEQR will be done at the May 11<sup>th</sup> meeting when the Board considers Final Approval. It is expected that the County will have made a decision by that time.

**6. CONCEPT/PRELIMINARY APPROVAL for Two-Lot Subdivision for Michael and Nora McDermott, North Road, Tax Map#82.-1-16.111.**

Laura Smith of Harter Secrest came forward to present this subdivision. It was originally presented to the Board last fall. A recent survey map, as previously requested, was now examined and discussed. Lot #1 and #2 were located on the survey. Lot #2 is being sold to the adjacent property owner (Donnan Farms). The McDermotts will retain the 37 acres (on the west side) in lot#1.

CEO Maxwell requested that the surveyor place a signature line on the final plans (including mylar) for the Planning Board Chair.

**David Woods made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Two-Lot Subdivision for Michael and Nora McDermott, North Road, Tax Map#82-1-16.111.**

**Marcea Clark Tetamore SECONDED the Motion.**

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

**Opposed: None:**

**Abstained: None.**

**MOTION CARRIED.**

**Public Hearing will be held at the May 11, 2015 meeting at 7:15 PM.**

Chair Folts asked the Secretary to ask the County Planning Board to possibly consider this as “local option.” If a decision has not been made by the May 11th meeting then Final Approval will be considered at the June 8<sup>th</sup> meeting.

**7. CONCEPT/PRELIMINARY APPROVAL for SITE PLAN, 23-LOT SUBDIVISION, and SPECIAL USE PERMIT (use class 13) for the BRUCKEL RESERVOIR STATION, Tax Map#81.-1-29.483.**

Ed Martin from Land Tech made this 23-lot subdivision presentation. Twenty-two lots are to be residential dwellings in the form of 11 duplexes. The remaining lot is planned to be owned and maintained as open space by a Home Owners Association. If a resident wishes to put in a pool, for example, application will need to be made to the Association. A private drive is planned with access from Reservoir Road and a single-gated access to/from Wegman’s Plaza (north of the site). Board members expressed concern that this gated access would be viewed as a thoroughfare and motorists would then have to turn around. Water will be tapped on the west, sewer on the north end and stormwater to be drained north and west. SWPP has been submitted. DEC regulations have been complied with. Jim Oberst, Town Engineer, said he has only just begun to examine the application/s.

E. Martin presented this project as requiring only three area variances for front and side setbacks. Board members and CEO Maxwell disagreed with this as each lot will be owned separately and, therefore, require its own set of variances. Mark Gerhardy, partner with Peter Bruckel, then revised the presentation slightly and proposed only 22 total lots for the subdivision. Both he and E. Martin then indicated that there was actually the possibility of two options before the Board – the additional one being of a cluster development.

Chair Folts said he is disturbed by the relative density and especially front setbacks of the project. Several of the other Board members expressed a similar opinion. David Woods, Marcea Clark Tetamore and Robert Harris also expressed concern about this project being directed toward the 55+ population and its being on a hill. E. Martin said the slope is only 2%. Their project in Irondequoit is much steeper he pointed out.

Darcy Young remarked that this application is even denser than the one presented to the Board for discussion last fall. Lots 6 and 7 do not require variances but all the other lots will. E. Martin responded that the original three-unit configuration discussed last fall had now been reduced to two-unit. M. Gerhardy said that people do not wish to live in middle units; windows are desired. The road has been changed for less impact on the slope. A question was asked by Robert Harris regarding whether the land has perked. E. Martin said the land will not perk; perk test was done in February. There will be puddles and a stormwater pond will hold water.

Regarding cluster development, D. Woods pointed out that maximum density allowed does not necessarily guarantee project approval. There are other factors to consider. The Board does receive the townhouse idea positively but changes need to be made to the plan

Discussion continued and Section 278 of the NY Town Law was quoted by E. Martin. This would require Town Board approval of a cluster development in order for the Planning Board to consider the project. He asked whether the density would be approved by the Planning Board if variances were indeed granted by the ZBA. "What does the Board want?" He said he can work on 25-foot building separations.

Chair Folts suggested that either the project be reconfigured and presented again to the Planning Board or, alternately, the current presentation could be made directly to the ZBA for variances by the applicant. Additional research needs to be done by all parties before the May 11<sup>th</sup> Planning Board meeting.

**Marcea Clark Tetamore made the MOTION to table the Bruckel Reservoir Station proposal, Tax Map#81.-1-29.483, until the May 11<sup>th</sup> Planning Board meeting.**

**David Woods SECONDED the Motion.**

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

**Opposed: None:**

**Abstained: None.**

**MOTION CARRIED.**

**8. NEW/OTHER BUSINESS.**

It was decided to cancel the April 27, 2015 scheduled Planning Board Work Meeting.

Darcy Young asked to be excused from the June 8<sup>th</sup> regular meeting.

Chair Folts pointed out that there are several training opportunity available. If anyone wishes to attend the May 14<sup>th</sup> Spring Regional Local Government Workshop, please let the Town Clerk know so that she can do the registration and request payment.

Marcea Clark Tetamore announced that the County has agreed to sell land so that a road may be constructed between Walmart and Millennium Drive. This would help cut down on left hand turns from Millennium Drive. The traffic light at the corner of Volunteer Road and 20A could then be accessed.

There was concern expressed by CEO Maxwell about the work as yet unfinished by Peter Bruckel at his last project at Morgan Estates. Jim Oberst, Town Engineer, said there remains only two-three days' work left and it has been over two years. Chair Folts will speak with Jim Coniglio, Town Attorney, about this and the issue will be placed on the May 11<sup>th</sup> Planning Board agenda.

Chair Folts then spoke to members of the public that were in attendance at the meeting. He invited them to return to future meetings but input from the floor occurs only at public hearings. They were also invited to study materials submitted to the Board if so desired.

**9. ADJOURNMENT:**

There being no further items, Chair Folts called for adjournment.

**Marcea Clark Tetamore made the MOTION to adjourn the meeting at 8:17 p.m.**

**Robert Harris SECONDED the Motion.**

**All in favor: Dwight Folts, Tom Curtin, Bob Irwin, Marcea Clark Tetamore, Robert Harris, and David Woods.**

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Respectfully submitted,

Carolyn Meisel  
Secretary pro tem

and

Diane McMullan, Secretary  
Planning Board  
Town of Geneseo

CM/cm/dmm