

Town of Geneseo Planning Board
Meeting Minutes
June 8, 2015
7:08 - 7:44 PM

Members Present:

Dwight Folts, Chair
Robert Harris
Bob Irwin
Marcea Clark Tetamore, Esq.
David Woods

Others: Ron Maxwell, CEO

Harold Stewart (Stewart's Subdivisions)
Robert "Chip" Presutti, Esq., attorney for Seven Nations
Sara Scondras, Seven Nations Stakes
Scott Mulvaney (Subdivision)
Terry Mulvaney

Excused: Darcy Young

1. CALL TO ORDER:

The regularly scheduled June Planning Board meeting was called to order in the board room of the Town Offices at 7:08 p.m. by Dwight Folts, Chair.

2. CODE OFFICE REPORT:

Ron Maxwell reported that fireworks regulator duties fall to him. Duties are unclear but will involve the "ring of fire," the 4th of July, and the 26th of December to January 2.

Also, pools are currently being inspected.

3. VILLAGE PLANNING BOARD REPORT:

The board met May 27th. A committee from the County (Angela Ellis, Ian Coyle and others) attended in order to explain their desire to be lead agency in the Millennium Drive subdivision concept. This project involves approval to O'Connell and Company for a land swap as the county is seeking a preferred intersection to the streetscape at WalMart. They were given Concept Approval by the Village Planning Board.

Lee Chiropractic received Concept Approval with Final Approval to be considered at the June meeting.

Two signs were approved. There was also discussion about resumption of construction at the Cedarwood development off Lima Road.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR May 11, 2015 Planning Board meeting minutes:

David Woods moved to APPROVE the May 11, 2015 Planning Board meeting minutes as presented.

Bob Irwin SECONDED the Motion.

All in Favor: Dwight Folts, Marcea Clark Tetamore, Bob Irwin, David Woods and Robert Harris.

Opposed: None.

Abstained: None.

MOTION CARRIED.

- 5. At 7:13 PM Chair Folts opened the PUBLIC HEARING for FINAL APPROVAL of both SUBDIVISION PLANS for HAROLD and CAROLE STEWART, 3911 Jones Bridge Rd., Tax Map #90.-1-32.11 and #99.-1-1.11**

At 7:14 Chair Folts closed the hearing.

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.

Bob Harris SECONDED the Motion.

All in Favor: Dwight Folts, Marcea Clark Tetamore, Bob Irwin, David Woods and Robert Harris.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Marcea Clark Tetamore MOVED to grant FINAL APPROVAL of both SUBDIVISION PLANS for HAROLD and CAROLE STEWART, 3911 Jones Bridge Rd., Two-Lot Tax Map #90.-1-32.11 and #99.-1-1.11

Bob Irwin SECONDED the Motion.

All in Favor: Dwight Folts, Robert Harris, Bob Irwin, Marcea Clark Tetamore and David Woods.

Opposed: None.
Abstained: None

MOTION CARRIED.

The County had determined that the subdivisions would have "no local impact."

6. CONCEPT APPROVAL for SEVEN NATIONS STAKES TWO-LOT SUBDIVISION, 5114 Crossett Rd., Tax Map #98.-1-4.1

Chip Presutti, Esq., presented maps and explained where the house was situated and the reason 1.032 acres were being divided off from the remaining 234.67 acres of farm land. This subdivision has been sent to the County Planning Board.

Marcea Clark Tetamore made the MOTION to grant CONCEPT APPROVAL for SEVEN NATIONS STAKES TWO-LOT SUBDIVISION, 5114 Crossett Rd., Tax Map #98.-1-4.1

Bob Irwin SECONDED the Motion.

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

Opposed: None:
Abstained: None.

MOTION CARRIED.

A Public Hearing is set for July 13th at 7:10 PM.

7. CONCEPT/PRELIMINARY APPROVAL of TWO-LOT SUBDIVISION for TERRY MULVANEY, 5206 West Lake Rd., Tax Map #91.-01-13.111

The lot in question is quite flat and has public water but no access to the public sewer system. The Mulvaney's would like to tie into the sewer system but the lot is on private land. The septic system would be quite costly for these owners.

Much discussion ensued over connecting into the existing sewer system surrounding the lake and why a separate septic system should be considered. The current sewer line is on private property as West Lake Road has been changed; cottages are now where the old West Lake Road was located.

Apparently, future connections were not a concern at the time of construction.

The Mulvaney's have had the property perked with the Livingston County Health Department present. The site for the septic system was approved. David Woods questioned if there were not alternatives available to construct yet another system which would eventually reach Conesus Lake. Could the Town pressure private owners to allow a tap-in? The board wants to obtain answers from the Sewer Authority before final approval of the subdivision can be given. Chair Folts is to receive an email from the County Health/Sewer Authority stating whether sewer approval can be given (and rationale).

Bob Irwin made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL of the TWO-LOT SUBDIVISION for TERRY MULVANEY, 5206 West Lake Rd., Tax Map #91.-01-13.111.

Marcea Clark Tetamore SECONDED the Motion.

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

**Opposed: None:
Abstained: None.**

MOTION CARRIED.

A July 13th public hearing is scheduled.

8. NEW/OTHER BUSINESS.

Supervisor Will Wadsworth does not understand what is to be done by the Town Board regarding Peter Bruckel's unfinished work at Morgan Estates. CEO Maxwell is to speak with him regarding this matter.

A complaint from residents of the Hammocks has been received concerning a pile of dirt they feel should not be there. Board discussion ensued. Evidently the dirt is soon to be used at other sites in this construction project. Residents are living in an area under construction and must be patient. All work cannot be completed at once. Therefore, no board action will be taken.

A NYMO substation located beside Lakeville Estates is being upgraded. It is an existing substation and does not need site plan review. That area is underserved electrically and the upgrade will be beneficial to all in that area.

Board members also decided that there will be NO work meeting this month

9. ADJOURNMENT:

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

Bob Harris made the MOTION to adjourn the meeting at 7:44 PM.

David Woods SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Carolyn Meisel
Secretary pro tem

CM/cm/dmm