

Town of Geneseo Planning Board
Meeting Minutes
July 13, 2015
7:00 - 7:45 PM

Members Present:

David Woods, Vice Chair
Robert Harris
Bob Irwin
Robert Lennington
Charles Maxwell

Others:

Ron Maxwell, CEO
Kevin O'Donoghue, Flender and Starr Subdivision
Robert "Chip" Presutti, Esq., attorney for Seven Nations
Sara Scondras, Seven Nations Stakes
Scott Mulvaney (Subdivision)
Terry & Peg Mulvaney (Subdivision)
James Jackura
Roseann Jackura
Dr. Michael Dolan (Subdivision)

Excused: Darcy Young, Dwight Folts

1. CALL TO ORDER:

The regularly scheduled July Planning Board meeting was called to order in the board room of the Town Offices at 7:00 p.m. by David Woods, Vice Chair. New board members were introduced.

2. CODE OFFICE REPORT:

Ron Maxwell reported that fireworks regulator duties for the Fourth fell to the Code Office. Inspection of the festival tents this past weekend was also done. He met with the new manager at Lakeview Estates. There is a roadway issue they are working on; repair needs to be done. The C of O for the last building under construction at the Hammocks was held until final inspection. This is being done with Jim Oberst, Town Engineer. There is a problem with stormwater at Hammocks Drive and Veterans Drive. Hammocks' engineers are working on this.

Dock issues continue this summer.

3. VILLAGE PLANNING BOARD REPORT:

David Woods gave a brief report on the June 17th meeting.

Lee Chiropractic received Final Approval. There is a sidewalk issue which CEO Maxwell stated is a requirement of NYSDOT.

Preliminary Approval was given to the liquor store (Valley Liquor) at 3 South Street.

Temporary Site plan approval was given to Tilgess.

4. REVIEW OF UNAPPROVED MINUTES:

As there was not a quorum from the last month's meeting in attendance, the June Minutes were not reviewed.

5. **PUBLIC HEARING: PRELIMINARY/FINAL APPROVAL of SEVEN NATIONS STAKES TWO-LOT SUBDIVISION, 5114 Crossett Rd., Tax Map #98.-1-4.1**

Vice Chair Woods opened the Public Hearing for the above subdivision at 7:10 p.m. Robert “Chip” Presutti, Esq. presented the mylar and brought the board up to date on the project. Members of the public in attendance were invited to speak during the Hearing by the Vice Chair.

SEQR was done by the Planning Board. It was noted that this project has gone to the County Planning Board and was deemed “local option.”

Robert Harris made the 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.

Charles Maxwell SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

There were no comments from the floor and so the Hearing was closed by Vice Chair Woods at 7:20 p.m.

Vice Chair Woods then invited a motion for Final Approval.

Robert Harris MOVED to grant FINAL APPROVAL for the SEVEN NATIONS STAKES TWO-LOT SUBDIVISION, 5114 Crossett Rd., Tax Map #98.-1-4.1

Charles Maxwell SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

6. **PUBLIC HEARING: FINAL APPROVAL of TWO-LOT SUBDIVISION for TERRY MULVANEY, 5206 West Lake Rd., Tax Map #91.-01-13.111**

Vice Chair Woods opened the Public Hearing for the above subdivision at 7:15 p.m. He invited comments from the public present.

Jack and Roseann Jackura expressed their concerns about the placement of the new driveway for the Mulvaney subdivision. New York State DOT requires a five-foot minimum from the actual property line. The current plan shows the driveway right next to this line. The Jackuras wish to put in their driveway simultaneously in order to provide access to 23 acres. A letter will be provided to the Planning Board members regarding this issue; CEO Maxwell stated that he would require a NYSDOT letter approving the curb cut.

Vice Chair Woods reviewed the issue of whether the subdivision property could tap into the public sewer. This issue was discussed at the previous month's meeting. This is not possible based on an original easement. Scott Mulvaney showed his current septic system to the board members.

SEQR was done then by the Planning Board. It was noted that this project has gone to the County Planning Board and was deemed "local option." Vice Chair Woods noted that Part 3 and 4 of the SEQR questionnaire was mistakenly filled out by the applicant. He noted that he was crossing out "large impact" and checking "none."

Charles Maxwell made the 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.

Robert Irwin SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

There were no further comments from the floor and thus the Hearing was closed at 7:30 p.m.

Vice Chair Woods then asked if there was a Motion for approval of the above subdivision.

Robert Harris MOVED to grant FINAL APPROVAL for the MULVANEY TWO-LOT SUBDIVISION, 5206 West Lake Road, Tax Map# 91.-01-13.111

Charles Maxwell SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

7. **CONCEPT/PRELIMINARY APPROVAL of TWO-LOT SUBDIVISION/PARCEL COMBINATION: for Joan Flender and Andy Starr, 5159 West Lake Rd., Tax Maps #91.76-1-8 & #91.76-1-7.1**

Kevin O'Donoghue came forward to briefly describe this parcel combination. It will be also be considered a two-lot subdivision by the Board. The owners wish to preserve their 100-foot lake frontage. Driveway/s remain unchanged.

Robert Harris made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Flender and Starr TWO-LOT SUBDIVISION/PARCEL COMBINATION, 5159 West Lake Road, Tax Map# 91.76-1-8 and # 91.76-1-7.1

Robert Lennington SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

The Planning Board will hold a Public Hearing for this project August 10, 2015 at 7:10 p.m.

8. CONCEPT/PRELIMINARY APPROVAL for SITE PLAN MODIFICATION: Geneseo Family Eye Care (Michael Dolan), 4384 Lakeville Rd., Tax Map# 81.-1-12.2

Michael Dolan came forward to present this project. He wishes to add 10 additional parking spaces to the south of the existing building. The expanded building site will be 45,000 sq. ft. It will be 45 feet from the lot line; previously it was 60 feet. The exterior will match the rest of the existing building architecturally. Family Eye Care is located on the first floor. A dental office is on the second. CEO Maxwell said that the building is actually a one-floor with a walk-out basement. It is Use Class 19. The entire lot size is less than one acre.

Robert Lennington made the MOTION to grant CONCEPT/PRELIMINARY APPROVAL for the Geneseo Family Eye Care (Dolan) Site Plan Modification, 4384 Lakeville Road, Tax Map# 81.-1-12.2

Robert Harris SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

**Opposed: None
Abstained: None**

MOTION PASSED.

The Public Hearing will be August 10, 2015 at 7:15 p.m.

9. NEW/OTHER BUSINESS

Vice Chair Woods announced that there will be a training in Ellicottville in August.

There is information on this as well as other trainings on the Association of Towns website. Online training is also available. A total of four hours of training a year is required for board members.

CEO Maxwell said that the Hammocks will come before the Planning Board shortly. They wish to put in a fire pit and picnic area.

D. Woods reported briefly on the progress of the Zoning Steering Committee and its work on the new Town Code.

10. **ADJOURNMENT**

There being no further business, Vice Chair Woods called for a motion to adjourn.

Robert Irwin made the MOTION to adjourn at 7:45 p.m.

Robert Harris SECONDED the Motion.

All in Favor: Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

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