

Town of Geneseo Planning Board
Meeting Minutes
August 10, 2015
7:00 - 7:40 PM

Members Present:

Dwight Folts, Chair
Robert Harris
Bob Irwin
Robert Lennington
David Woods
Darcy Young
Charles Maxwell

Others: Ron Maxwell, CEO

Walter & Cindy Pond (Heartwood Farm)
Dr. Michael Dolan (Family Eye Care)
Peter LeBlond (Hammocks')

1. CALL TO ORDER:

The regularly scheduled August 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:

Ron Maxwell reported that a vehicle had collided with the store, Aldi's. As a result, the store is closed temporarily.

The bar (Kelly's) has burnt down. A Demo permit was issued.

The last C of O for the Hammocks will be issued shortly. Jim Oberst has looked everything over. Phase 2 will be starting next spring.

Mavis Tire construction has begun. They are planning to put the waterline underneath the road; Health Department approval is pending.

There will be house construction on the Lake soon but it will be in Groveland.

3. VILLAGE PLANNING BOARD REPORT:

David Woods was asked by the Chair to give a report. The Village Planning Board met on July 22. The Chamber of Commerce was given temporary site plan approval for a couple of cars to be parked in front of the building. It is a dealership promotion from August 14th - September 14. However, there was some discussion and this may not happen.

A two unit apartment building was given site plan approval at 3 South Street.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR June 8, 2015 Planning Board meeting minutes:

Robert Harris moved to APPROVE the June 8, 2015 Planning Board meeting minutes as presented.

Bob Irwin SECONDED the Motion.

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

Opposed: None.

Abstained: Robert Lennington, Charles Maxwell, and Darcy Young.

MOTION CARRIED.

FOR July 13, 2015 Planning Board meeting minutes:

David Woods moved to APPROVE the July 13, 2015 Planning Board meeting minutes as presented.

Robert Lennington SECONDED the Motion.

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

Opposed: None.

Abstained: Dwight Folts and Darcy Young.

MOTION CARRIED.

5. PUBLIC HEARING: FINAL APPROVAL of TWO-LOT SUBDIVISION/PARCEL COMBINATION for Joan Flender and Andy Starr, 5159 West Lake Rd., Tax Maps #91.76-1-8 and #91.76-1-7.1.

The Public Hearing was opened by Chair Folts at 7:13 PM. There was no one present to represent this project. The surveyor, Kevin O'Donoghue had presented it last month. It had been stated that both parcels were owned by Flender and Starr.

SEQR short form was done by board members. It was noted that this project has gone to the County Planning Board and was deemed "local option."

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.

Darcy Young SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, 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 Chair Folts at 7:20 p.m.

Chair Folts then invited a motion for Final Approval.

Bob Irwin MOVED to grant FINAL APPROVAL for the TWO-LOT SUBDIVISION/ PARCEL COMBINATION for Joan Flender and Andy Starr, 5159 West Lake Rd., Tax Maps #91.76-1-8 and #91.76-1-7.1.

Robert Lennington SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

Opposed: None
Abstained: None

MOTION PASSED.

6. PUBLIC HEARING: FINAL APPROVAL for SITE PLAN MODIFICATION to build on to the existing structure of Geneseo Family Eye/Dental Care (Michael Dolan), 4383 Lakeville Rd., Tax Map #81.-1-12.2.

Dr. Dolan came forward to explain that Dr. Washburn has retired and sold his dental practice to Doctors Doga and Regan. Thus, the need for expansion to the existing building.

There are no fire issues; no need for sprinklers.

Chair Folts opened the Public Hearing at 7:15 PM.

SEQR short form was then done by board members. It was noted that this project has gone to the County Planning Board and was deemed "local option."

The new maps provided by Dr. Dolan were examined by board members.

David Woods 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 Lennington SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, 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 Chair Folts at 7:25 p.m.

Chair Folts invited a motion for Final Approval.

Robert Harris MOVED to grant FINAL APPROVAL for the SITE PLAN MODIFICATION to Geneseo Family Eye/Dental Care (Michael Dolan), 4383 Lakeville Rd., Tax Map #81.-1-12.2.

Darcy Young SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

Opposed: None
Abstained: None

MOTION PASSED.

Dr. Dolan chose to wait for the maps to be signed at the end of the meeting.

7. CONCEPT/PRELIMINARY APPROVAL for THREE-LOT SUBDIVISION of HEARTWOOD FARM (Walter Pond), 4771 Reservoir Rd., Tax Map #82.-1-11.

Chair Folts asked that this project be presented to board members. Walter Pond introduced himself and his wife, Cindy, and then came forward. He explained that the initial reason for the subdivision was in keeping with past wishes for the property. Only one lot currently has power; another has driveway access.

To bring power to the third lot at that end of North Road would be very expensive. He explained that it could be used for farming or hunting. The 18 acres is currently for sale with the note that it is to be subdivided.

Mr. Pond said there is history of using the driveway to access lot #2. He will ask the surveyor for the deed reference.

Maps provided were examined by board members.

David Woods made the Motion to grant CONCEPT/PRELIMINARY APPROVAL for THREE-LOT SUBDIVISION of HEARTWOOD FARM (Walter Pond), 4771 Reservoir Rd., Tax Map #82.-1-11.

Bob Irwin SECONDED the MOTION.

All in Favor: Dwight Folts, Darcy Young, Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

Opposed: None
Abstained: None

MOTION PASSED.

The Public Hearing will be held September 14, 2015 at 7:10 PM.

8. SITE PLAN MODIFICATION for the HAMMOCKS' PROPOSED FIRE PIT.

Chair Folts asked Peter LeBlond to present his project immediately following review of the planning board minutes (after agenda item #4).

Mr. LeBlond explained that he is employed by Riedman and it is their wish to provide additional perks for the Hammocks' renters. The plan is to build a propane powered fire pit and provide picnic tables. The fire pit will be on a timer. No outdoor lighting is planned. The fuel tank will be 500 gallons and placed underground. The pit will be 42 inches in diameter and surrounded by stone. It will be recessed and thus burn slightly at or below ground level. People will be seated to the west – away from the wind. (A fire extinguisher will be provided.) The pit is stainless steel with artificial logs. It will be covered nightly.

The picnic tables may be reserved if so desired. The entire project will be surrounded by a stone walkway (already there). P. LeBlond pointed this out on the map/large diagram he provided for board members.

CEO Maxwell said that the Town Engineer had no issues with the project.

Chair Folts suggested that the board consider waiving a public hearing.

David Woods made the MOTION to waive the Public Hearing and APPROVE the project this evening.

Bob Irwin SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, Robert Irwin, Robert Harris, Robert Lennington, David Woods and Charles Maxwell.

Opposed: None

Abstained: None

MOTION PASSED.

9. NEW/OTHER BUSINESS.

Chair Folts mentioned the upcoming Ag Tour on September 18th and recommended it to board members. The focus will be environmental concepts this year.

Robert Harris announced that the Board for Long Point Park will be meeting this Thursday, August 13th at 7 PM.

10. ADJOURNMENT.

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

Darcy Young made the Motion for adjournment at 7:40 PM.

Robert Harris SECONDED the Motion.

All in Favor: Dwight Folts, Darcy Young, Robert Irwin, Robert Harris, Robert Lenington, David Woods and Charles Maxwell.

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

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