

Town of Geneseo Planning Board
Meeting Minutes
November 9, 2015
7:00 - 7:30 PM

Members Present:

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

Others:

Andy Moroz, BME (Hammocks)
Doug McLane
Lauren Brandt
Jerry Watkins (Riedman Development, Hammocks)
Catherine Evershed
Sharyn Duffy
James Willey

1. CALL TO ORDER:

The regularly scheduled November 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 announced that CEO Maxwell was not able to attend this evening's meeting due to a family illness.

3. VILLAGE PLANNING BOARD REPORT:

David Woods was asked to give the above report. He spoke about the October 28, 2015 Village Planning Board Meeting. The chief item was the Public Hearing Subdivision and Roadway Project held to connect Millennium Drive to the Veteran's Drive by Walmart. This will help alleviate traffic seeking to turn left out of Millennium Drive onto Route 20A. The County Highway Department will do the construction.

Another item was Corrin Strong's Special Use Permit for the Genesee Volley Tennis Club which was granted in perpetuity.

Steve Burnette presented site plan review for Concept Approval for 71-73 Main Street. This is for 2-story reconstruction after a fire. The Public Hearing was set for November 18 and Final Approval is hoped for at that time.

Burger King presented an application for Site Plan Modification for new paint colors.

A sign permit was granted for the Scoville Building for a rental office.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR the October 5, 2015 Planning Board meeting minutes:

Charles Maxwell moved to **APPROVE** the October 5, 2015 Planning Board meeting minutes as presented.

Bob Irwin **SECONDED** the Motion.

All in Favor: Dwight Folts, Bob Irwin, Darcy Young, and Charles Maxwell.

Opposed: None.

Abstained: Robert Lennington, Robert Harris and David Woods.

MOTION CARRIED.

5. PUBLIC HEARING for FINAL APPROVAL OF HAMMOCKS 2-LOT SUBDIVISION (Sections 2&3): Riedman Development's application for Premium Development, Hammocks Drive, Tax Map#81.-1-2.81

Chair Folts opened the Public Hearing at 7:05 p.m. and asked for comments from the floor. He announced that SEQR had already been done February 11, 2013.

Don McLane came forward to address the board. He presented several photos of a recent water drainage problem that resulted during a rain storm. He said that the water had backed up to the extent that Volunteer Road had to be shut down near Lima Road. The water had backed up almost to the fire hydrant.

Chair Folts asked for a response from Riedman's representatives. Jerry Watkins spoke and said that the fence contributing to the problem has been removed; the farmer renting Premium Development lands has been requested to change the field grading so as to allow rain water to drain properly.

Andy Moroz then addressed the water flow problem. He said that the recent rain storm was actually a "hundred year storm." He showed the runoff reduction practices in effect on the subdivision map. He said the water will discharge into Jacox Creek. Up to seven inches of rain within a 24 hour period can be handled. Charles Maxwell asked if there is tiling – there is none.

Construction is planned to begin in March or April for 70 more units - all two-story.

There being no further comments from the floor Chair Folts closed the Public Hearing at 7:20 p.m.

Charles Maxwell made the MOTION for FINAL APPROVAL for the HAMMOCKS 2-LOT SUBDIVISION (Sections 2&3): Riedman Development's application for Premium Development, Hammocks Drive, Tax Map#81.-1-2.81.

Darcy Young **SECONDED** the Motion.

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

Opposed: None.

MOTION CARRIED.

6. ZONING AT 4550 Genesee Street and Future Plans

Chair Folts noted that neither Pat Cole, Realtor, nor Mr. Shkavritko, was present. There was then a brief discussion among board members regarding previous meetings in which Roger Christiano had presented the possibility of student housing on the land in question. This had been discouraged as the zoning does not allow for such a project. David Woods also reiterated the safety factor involved in continuing to discourage students from crossing route 63.

7. NEW/OTHER BUSINESS:

There was no new business.

8. ADJOURNMENT:

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

Darcy Young made the Motion for adjournment at 7:30 PM.

Charles Maxwell SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm