

Town of Geneseo Planning Board
Meeting Minutes
December 14, 2015
7:00 - 8:00 PM

Members Present:

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

Others:

Ron Maxwell, CEO
Kim & Jerry Sanford (2-Lot Subdivision)
Todd Jones, TJR Property
John DiRaddo (4560 Genesee St.)
Walter (Valdimir) Shkavritko (4550 Genesee St.)
Alan Cole, Cole Realty (4550 Genesee St.)
Paul Melnik
George Kuyon (Deer Run Winery)

Excused:

Bob Irwin

1. CALL TO ORDER:

The regularly scheduled December 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:

CEO Maxwell was asked by Chair Folts to give a summary of Code Office activity this past month. CEO Maxwell said that Dr. Dolan has begun construction of the addition to the Eye/Dental Care Building.

The house on Stonehouse Drive is framed.

An apartment complex in the Village reported mold but it was discovered that a large aquarium has broken and leaked.

3. VILLAGE PLANNING BOARD REPORT:

David Woods was asked to give the above report. He spoke about the November 18 Village Planning Board meeting. The sign permit for Kelley's law firm at 131 Main Street was approved.

Site Plan approval was given for the two-story reconstruction of Kelly's bar after a fire. There was discussion regarding height of the proposed building along with renovation guidelines. However, no plans have been submitted as yet.

Also, the mini storage next to the post office was demolished.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR the November 9, 2015 Planning Board meeting minutes:

David Woods moved to APPROVE the November 9, 2015 Planning Board meeting minutes as corrected.

Robert Harris SECONDED the Motion.

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

Opposed: None.
Abstained: None.

MOTION CARRIED.

5. CONCEPT APPROVAL OF SANFORD TWO-LOT SUBDIVISION, 4545 LONG POINT RD., TAX MAP #90.-1-12.

Kim Sanford briefly presented the above proposal involving selling a portion of their farm to a neighbor. The neighbor owns the land immediately bordering the parcel under discussion. It is the Sanford's wish to receive subdivision approval without having to have a formal survey done. An informal map was presented with the application and was examined by Planning Board members. There are approximately 3.1 acres in the parcel under consideration. Chair Folts explained that although Concept Approval can be given, Final Approval requires a survey of the entire farm to be done. The entire farm must be surveyed due to the fact it is a two-lot subdivision requiring Final Approval. (It cannot be a Parcel Combination because the parcel in question is in the Ag District.) The Sanfords agreed to take this information back to the prospective buyer.

David Woods made the MOTION to grant Concept Approval for the Sanford Two-Lot Subdivision, 4545 Long Point Rd., Tax Map#90.-1-12.

Robert Harris SECONDED the Motion.

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

Opposed: None.
Abstained: None.

MOTION CARRIED.

Due to the fact that this must be sent to the County Planning Board, Chair Folts said that a tentative Public Hearing is set for February 8. This is pending receipt of a survey.

6. SPECIAL USE PERMIT MODIFICATION/SITE PLAN MODIFICATION, DEER RUN WINERY, 3772 WEST LAKE RD., TAX MAP#73.-1-28.2

Chair Folts asked George Kuyon to come forward to explain his plans to host weddings, etc. at the winery year around. Mr. Kuyon said the purpose of his project is to promote the sale of his wines during these events. The building size would be approximately 5,000 sq. ft., all on one floor with an

accommodation of up to 250 people. There would be a kitchen and a small office. Events would be catered. A formal entrance is planned, a bridal suite and restrooms. There would be a parking lot and the area would be landscaped, Mr. Kuyon continued. No formal building design has been submitted as yet. After a brief discussion, Planning Board members expressed their feeling that this was a good project. Formal applications (site plan and special use modifications) will need to be submitted.

7. ZONING AT 4550 GENESEE STREET AND FUTURE PLANS.

Chair Folts asked Mr. Shkavritko, or his representative, to explain their proposed project. A handout put out by “Suites by Hilton” was distributed to Planning Board members. The presenters said that there is a demonstrated need for extended stay lodging in Geneseo, as verified by the college. The proposed project “Home Too Sweet Extended Stay” would provide temporary lodging for parents and visitors to the college. Low cost rooms would be priced at \$80-90 per night, or even a lower cost room if warranted.

Roger Christiano was present also and referred to the Hilton concept as in the handouts. Mr. Shkavritko is from Rochester. (He is also known as “Walter.”) He is a builder who would own the building, along with partners. Four stories are proposed.

CEO Maxwell and Planning Board members spoke about the difficulties with this concept, specifically the proposed location. The land is not currently zoned for such a project; the project would be greater than 6,000 sq. ft. in area; and it is four stories which also is not permitted. In order to proceed, the area would need to be rezoned. In addition to this, the Planning Board is not in favor of this type of construction along route 63. Even future zoning will be limited commercial said D. Woods. The Board is also concerned with serious pedestrian issues. These would be involved with construction on the west side of route 63 in view of truck traffic speed.

Robert Harris said he is also concerned about spot zoning. It was explained to Mr. Shkavritko that in order for the project to even proceed further, it would be necessary to approach the Town Board to request a zoning change. However, the Town Board would then ask the Planning Board’s opinion which is not favorable.

Chair Folts thanked Mr. Shkavritko for coming before the Planning Board.

8. ZONING AT 4560 GENESEE STREET AND FUTURE PLANS.

Chair Folts asked John DiRaddo if he now wished to present his plans for property in the same area on route 63 as the above proposal. Todd Jones came forward and stated that the college has stated there is indeed a need for student housing in Geneseo. In view of truck traffic on route 63, a pedestrian bridge was suggested by the presenters. Board members reiterated the fact that students by and large do not look even when crossing the street in the Village. Climbing stairs to a bridge would be a definite deterrent to its use. D. Woods suggested the Gateway District location as it is already zoned for multi-family housing. Chair Folts also suggested possibly Reservoir Road.

9. NEW/OTHER BUSINESS:

The dates for 2016 Planning Board meetings were briefly discussed. Darcy Young said that three out of the four scheduled Work Meetings would be difficult for her to attend. Chair Folts will be away February 8 and has asked David Woods to chair that meeting. Robert Harris will be unable to attend the October 3 meeting.

Charles Maxwell made the MOTION to approve the 2016 Planning Board meeting dates as presented. (See attached.)

Darcy Young SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

Chair Folts asked if there was anyone else with any other business. David Woods reported briefly on the Rezoning Steering Committee which had met earlier in the day. Rezoning is entering final stages with a community forum/meeting hopefully planned for March or April. Final Code is hoped to be ready for adoption in mid-2016.

10. ADJOURNMENT:

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

Robert Lennington made the MOTION for adjournment at 8 PM.

Robert Harris SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm
Attachment

All 2016 Planning Board Meetings will be held at 7:00 PM in the conference room of the Geneseo Town Office facility, 4630 Millennium Drive, Geneseo, NY.

Regular Monthly Meeting Date	Work Meeting Date	Agenda Deadline for Submission (Noon on the date below)
January 11, 2016	---	December 31, 2015
---	January 25, 2016	January 14, 2016
February 8, 2016	---	January 29, 2016
March 14, 2016	---	March 4, 2016
April 11, 2016	---	April 1, 2016
---	April 25, 2016	April 15, 2016
May 9, 2016	---	April 29, 2016
June 13, 2016	---	June 3, 2016
---	June 27, 2016	June 17, 2016
July 11, 2016	---	June 30, 2016
August 8, 2016	---	July 29, 2016
September 12, 2016	---	September 1, 2016
---	September 26, 2016	September 16, 2016
October 3, 2016	---	September 23, 2016
November 14, 2016	---	November 3, 2016
December 12, 2016	---	December 2, 2016