

Town of Geneseo Planning Board
Meeting Minutes
March 14, 2016
7:00 - 7:45 PM

Members Present:

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

Others:

Steven Cleason, PE, APD (Aldi's)
Craig Wadsworth (Subdivision)
Jim Oberst, PE, Town Engineer, MRB

Excused:

David Woods

1. CALL TO ORDER:

The regularly scheduled March 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:

There was no Code Office Report this month as CEO Maxwell was away.

3. VILLAGE PLANNING BOARD REPORT:

There was no Village Planning Board Report this month as David Woods was excused.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR the January 11, 2016 Planning Board meeting minutes:

Robert Lennington moved to APPROVE the January 11, 2016 Planning Board meeting minutes as presented.

Robert Harris SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. SITE PLAN MODIFICATION: ALDI'S EXPANSION, 4566 MorganView Rd., Tax Map#081.00-1-29.43

Steve Cleason, PE, from APD Engineering & Architecture, came forward to describe the above expansion. He distributed the March 14, 2016 reply to MRB's comments of March 11. Aldi's plans to expand its existing store by approximately 2,720 sq. ft. They propose to go along the front of the store and go out about 16 feet; this will eliminate some parking. Pavement in the front of the store will be repaired.

The idea is to increase the total amount of items available to the public in the store. More organic foods will be provided. The final size will be about 3,400 sq. ft. when the building is finished. It will appear more like the newer Aldi's stores. Handicap parking spaces will then be a bit farther out but will be 2% of the total spaces when the expansion is done. The store will be closed temporarily when an existing wall is torn down. S. Cleason pointed out that several changes to the original plans were made and two copies of the amended plans were passed to the Planning Board. (The Secretary retained one for the official files.)

There will be a sprinkler system installed and this, as well as emergency access, was discussed with R. Lennington. There have been no problems regarding this in the past. The existing water tap comes off the service road. S. Cleason continued that there will be no impact to storm drainage. R. Harris asked about the large amount of water that exists at times along the service road. S. Cleason said he will have the surveyor go back out as perhaps a swale can be created.

Chair Folts then asked Jim Oberst, Town Engineer, for his comments. J. Oberst said that the proposed improvements would not create any increase to the impervious area of this site. He also noted that most of his concerns centered around construction phasing and customer safety, along with traffic circulation/accessibility which should be reviewed by Town Code and Fire officials.

Chair Folts asked about the possibility of some landscaping. S. Cleason will take this request back to Aldi's. There was then a brief discussion regarding a Knox box for emergency access to the store. This is taken care of by CEO Maxwell.

There will be no changes to the dumpster or loading areas.

Bob Irwin made the MOTION to grant CONCEPT and PRELIMINARY APPROVAL for SITE PLAN MODIFICATION: ALDI'S EXPANSION, 4566 MorganView Rd., Tax Map#081.00-1-29.43

Robert Lennington SECONDED the Motion.

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

Opposed: None.
Abstained: None.

MOTION CARRIED.

A Public Hearing date was set tentatively for April 11, 2016 at 7:10 PM.

This project has been sent to the County for their comments and approval. Chair Folts will contact the County Planning Board in an effort to shorten the process. The Secretary will contact S. Cleason with the final Public Hearing date and time.

6. CONCEPT APPROVAL: TWO-LOT SUBDIVISION FOR CRAIG WADSWORTH, 3204 Houston Rd., Tax Map#63.-1-7.11

Chair Folts asked that Craig Wadsworth explain this subdivision to the Board members. C. Wadsworth said that the land/s in question have been divided and combined and then divided again in the past. He said his sister, Martha Wadsworth, now wishes to use one of the lots for horse and sheep pasture. The fences are fine. A drawing has been submitted with the subdivision application but no actual survey can be found. There will be no new buildings on the property. Septic is located on the west side of the driveway opposite the house. C. Wadsworth believes the property to be approximately 205 acres and split by Houston Road.

There was some discussion among Planning Board members and it was decided that a survey must be done. C. Wadsworth will contact the Secretary when he obtains a completion date for the survey.

Darcy Young made the MOTION to grant CONCEPT APPROVAL for the TWO-LOT SUBDIVISION for CRAIG WADSWORTH, 3204 Houston Rd., Tax Map#63.-1-7.11.

Robert Harris SECONDED the Motion.

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

Opposed: None.
Abstained: None.

MOTION CARRIED.

7. NEW/OTHER BUSINESS:

Bob Irwin asked about the outcome of land for the new bus garage. Chair Folts responded that it was handled by the State Department of Education.

As yet there is no Work Meeting date set to discuss the new Town Code.

There was discussion again regarding a possible hotel on the west side of route 63. The Board expressed its continued disapproval of the idea. Chair Folts will call Dawn Aprile about this possibility.

10. ADJOURNMENT:

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

Charles Maxwell made the MOTION for adjournment at 7:45 PM.

Robert Lennington SECONDED the Motion.

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

Opposed: None
Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

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