

Town of Geneseo Planning Board
Meeting Minutes
June 13, 2016
7:00 - 7:30 PM

Members Present:

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

Others:

Ron Maxwell, Code Enforcement Officer
Erin Sweeney (Little Lakes Framing)
Joe Francher (BJ Alan Phantom Fireworks)

Excused:

Charles Maxwell

1. CALL TO ORDER:

The regularly scheduled June 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 asked CEO Maxwell to give a Code Office Report for the past month. R. Maxwell reported that he has issued three permits for the Hammocks; they are considering applying for a fourth.

Aldi's permit has been issued and they are preparing to "mobilize" next week. They are on a fast track schedule and plan to close the store and have remodeling done in three weeks. The RPZ has been approved.

Of interest, there are the same numbers of permits issued this year as last at this time.

3. VILLAGE PLANNING BOARD REPORT:

David Woods gave a report on the Village Planning Board May 25th meeting.

Final site plan modification approval was given to Campus Auxiliary for renovation of the McClellan House (façades mainly). The historic nature of the House is a significant issue. They have received SHPPO approval regarding historical and archeological issues.

A one-year Special Use Permit was issued for an internet home occupation gun smith. He will serve as the intermediary for the transfer of firearms. (This is required in New York State.) This is totally paperwork and there will be no stock on premise.

A temporary site plan modification was approved for Keystone fireworks to be sold in front of the bowling alley (Livingston Lanes).

Site Plan Modification was approved for the Wadsworth Homestead to install lighting in the field.

Dunkin' Donuts returned to request approval for a second building to be located on the front side of Mavis Tire. This was not received favorably by the Village Planning Board. There exist problems in terms of lot size, parking and the continuous flow of traffic. They also wish to subdivide the site itself. A cross access easement would be necessary which is another constraint. Goddard Development is the owner of the site.

Cedarwood Estates on Lima Road is requesting subdivision approval for their second phase. They have already postponed this request from a year ago. The Village Planning Board decided to require a Public Hearing. CEO Maxwell said that they will need Village water and sewer.

D. Woods ended by saying it was a very long three hour meeting.

4. REVIEW OF UNAPPROVED MINUTES:

Chair Folts asked Board members to consider the following minutes:

FOR the May 9, 2016 Planning Board meeting minutes:

David Woods moved to APPROVE the May 9, 2016 Planning Board meeting minutes as presented.

Robert Harris SECONDED the Motion.

All in Favor: Darcy Young, Bob Irwin, Robert Harris, and David Woods.

Opposed: None.

Abstained: Dwight Folts and Robert Lennington (excused from the meeting)

MOTION CARRIED.

5. SITE PLAN MODIFICATION for BJ ALAN CO., PHANTOM FIREWORKS for the GENESEE VALLEY PLAZA, 4276 LAKEVILLE RD., TAX MAP#81-1-29.121.

Chair Folts requested that this project be presented. Joe Francher from Phantom Fireworks explained this retail sale of sparklers and sparkling devices. He explained that they are pre-packaged and contain no gun powder. Sparklers are fancy and do not go higher than 12 feet. They are water soluble, leaving cardboard and paper as residue. At 10 PM each night they are stored in a locked metal drum.

Selling will occur in a 20' x 30' tent at the Plaza in front of Pebbles by the bank. Local employees will be hired with a local man in charge. Sales tax goes to Livingston County.

Darcy Young questioned the dates for selling. J. Francher replied that they are requesting 17 days from June 23 to July 5.

Chair Folts asked Robert Lennington if there were any fire concerns; there were none. CEO Maxwell requested a few additional days beyond the 5th selling to allow for tear down.

David Woods made the MOTION to APPROVE Site Plan Modification for the sale of sparklers and sparkling devices June 23 through July 9 by BJ ALAN CO., PHANTOM FIREWORKS, GENESEE VALLEY PLAZA, 4276 LAKEVILLE RD., TAX MAP#81-1-29.121.

Darcy Young SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

6. PRELIMINARY APPROVAL of the SANFORD TWO-LOT SUBDIVISION, 4545 Long Point Rd., Tax Map#90.-1-12.

Chair Folts noted that there was no one present to speak about this subdivision. (Concept Approval had been given at a previous meeting in lieu of the absence of a survey.) The survey has now been completed and was examined by Planning Board members. David Woods inquired regarding the County Planning Board; the project has been deemed "local option."

Robert Harris made the MOTION to grant PRELIMINARY APPROVAL of the SANFORD TWO-LOT SUBDIVISION, 4545 Long Point Rd., Tax Map#90.-1-12.

Bob Irwin SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

There will be a Public Hearing on July 11th at 7:05 PM.

7. CONCEPT/PRELIMINARY APPROVAL for SPECIAL USE PERMIT for LITTLE LAKES FRAMING, 4801 Reservoir Rd., Tax Map#82-1-55.1.

Erin Sweeney came forward in place of her husband to present this project. It is their wish to establish a custom framing shop in their home.

Chair Folts inquired about parking. E. Sweeney replied that cars may be parked at the Design Center behind the house with an entrance off of Carmichael which has just been black topped. There will be no additional lighting.

Robert Harris questioned the sign location and size. CEO Maxwell said a 2' x 2' sign does not require a permit. (He also remarked that there is some discrepancy that exists in the present code.) The Reservoir Road sign must not be within five feet of the property line.

Robert Lennington questioned whether the permit would be temporary or permanent. D. Woods replied that in the current code all Special Use Permits are granted in perpetuity.

Darcy Young made the MOTION to give CONCEPT/PRELIMINARY APPROVAL for a SPECIAL USE PERMIT to LITTLE LAKES FRAMING, 4801 Reservoir Rd., Tax Map#82.-1-55.1

Robert Irwin SECONDED the Motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

There will be a Public Hearing on July 11th at 7:10 PM.

8. NEW/OTHER BUSINESS:

Chair Folts said there will be no June 27th Work Meeting.

Robert Lennington asked for an update on the new Code. D. Woods replied that there will be an Open House on June 30 from 5 to 8 PM at the Government Center's rooms 205-208. It will be advertised and a draft of the new code will be on the Town website.

Darcy announced that there is a DRAFT of the Long Point Master Plan which has been sent out for those that are interested.

9. ADJOURNMENT:

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

David Woods made the MOTION for adjournment at 7:45 PM.

Robert Lennington SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

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