

Town of Geneseo Planning Board
Meeting Minutes
September 12, 2016
7:00 – 8:55 PM

Members Present:

Charles Maxwell
David Woods
Robert Lennington
Darcy Young
Bob Irwin
Robert Harris

Others:

Ron Maxwell, Code Enforcement Officer
Jim Oberst, MRB
Joe Ardieta, Vanguard (Coast Professional)
Mark Carletta, (CDS)
Javier Vargas, (CDS)
Ray Wetherbee, (CDS)
Ben Gustafson, (CDS)
Roxanne Baker, (Coast Professional)
Jennifer Elliott, (Coast Professional)
Mike from Christa Construction
Justin Mirando, (CDS)
Max Heagney, LeFrois (Coast Professional)

Excused:

Dwight Folts

1. CALL TO ORDER:

The regularly scheduled September Planning Board meeting was called to order in the board room of the Town Offices at 7:00 p.m. by David Woods, Vice Chair.

2. CODE OFFICE REPORT:

Ron Maxwell reported that during the last few weeks he has been busy with Aldi's which turned into a five-week project. Both he and Jim Oberst, Town Engineer, went out to inspect the building. A temporary C of O has been issued as CEO Maxwell is awaiting some final engineering reports from Aldi's engineer. Knox box is installed.

Lakeville Estates is now owned by the residents; funding came through.

There are now the usual complaints from SUNY student parents regarding the conditions of the various residential rentals.

A house in the Town has been tagged as "uninhabitable."

3. VILLAGE PLANNING BOARD REPORT:

David Woods gave a report on the Village Planning Board in that the August 24th meeting was cancelled. The next meeting is scheduled for September 28th. At that time more may be heard about the Big Tree Inn. They might apply to build a separate building in the rear of the property.

4. REVIEW OF UNAPPROVED MINUTES:

David Woods asked Board members to consider the following minutes:

FOR the July 11, 2016 Planning Board meeting minutes:

Robert Harris moved to APPROVE the July 11, 2016 Planning Board meeting minutes as presented.

Bob Irwin SECONDED the Motion.

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

Opposed: None.

MOTION CARRIED.

5. PRELIMINARY APPROVAL of SITE PLAN and RESUBMISSION of SUBDIVISION for COAST PROFESSIONAL, PHASE 4, 4273 Volunteer Rd., Tax Map#81.00-1-2.813 and 2.82.

David Woods opened the discussion regarding this project and invited Vanguard Engineering to come forward. Joe Ardieta described this project originally approved in 2014. He said the only change is that the subdivision involving four acres has been resubmitted under the name of CW Aprile Properties, LLC instead of Premium Development. Most issues were dealt with previously in 2014.

A stormwater agreement is needed and J. Ardieta was told by the Coast Professional attorney that this had been done two years ago. Board members had some questions and Jim Oberst was asked to elaborate. This was done. Easements should be done before construction begins on the new addition. D. Woods requested that Vanguard obtain any easements that were done and also to contact Jim Coniglio, Town Attorney.

Darcy Young made the MOTION to give Preliminary Approval for the Coast Professional two-lot subdivision now owned and resubmitted by CW Aprile Properties.

Bob Irwin SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Robert Harris made the MOTION to grant Preliminary Approval for the Coast Professional, Phase 4, Site Plan, 4273 Volunteer Rd., Tax Map#81-1-2.813 and 2.82.

Charles Maxwell SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

David Woods said that both actions can be dealt with at a Public Hearing. The secretary will make the necessary notifications. It will not be necessary to do the SEQR form as this was done two years ago.

6. CONCEPT/PRELIMINARY APPROVAL of TWO-LOT SUBDIVISION submitted by CDS Housing, Volunteer Road, Tax Map#081.-001-29.114.

David Woods noted that both subdivision and site plan had been sent to the County Planning Board already.

Ben Gustafson from CDS came forward to speak about the project and also introduced others present. He showed a diagram to the Planning Board members and spoke about some changes which have occurred since the July 11th meeting. A different parcel was shown as a result of working with the property owner. This parcel will be relocated to the southeast resulting in improved drainage and access to Volunteer Road. He spoke at length about allowing for a future 60 foot wide right-of-way at the front of the parcel along Volunteer Road. This would allow better road access should property be sold behind CDS construction. A right-of-way will be granted as part of the final plot, thereby allowing for the necessary setbacks. Jim Oberst asked to confirm that there is no parcel/s landlocked. This was confirmed. The easement for the right-of-way will be sent to Jim Coniglio, Town Attorney, by CDS.

A road could be used for both MUII and MUIII zoning in the future. CEO Maxwell said that 911 may decide to name this road "stub" but the CDS address would still be Volunteer Road.

B. Gustafson went on to describe the new construction as two buildings with a transparent connection between. The connection will be reachable via both floors and there will be a fire barrier in response to Robert Lennington's question. The diagram also presented a patio-type area outside the building for benches, etc. The proposal entails only one elevator for both buildings but with access provided to both via the second floor.

CEO Maxwell pointed out that one elevator would be required per 20 units unless all handicap units are located on the ground floor. D. Woods asked for the board's opinion regarding the number of elevators. After some discussion it was decided that construction can be treated as one building and would therefore need only one elevator. B. Gustafson said this elevator would be centrally located and also pointed out that there would be access to the building at multiple locations. Each resident would be provided a key fob for the entrances. Whether there would be one or two sprinkler systems still remains to be decided. Jim Oberst said that the fire hydrant issues have been discussed. However, there exists diminishing waste water capacity within the Village.

B. Gustafson continued, regarding the left turn coming out of the future project – 360 feet is recommended for stopping distance. Line of sight of 500 feet would be needed and a right-of-way from CW Aprile is doubtful. J. Oberst said that perhaps additional signage could solve the problem. A speed limit of 35 mph in the area rather than the posted 45 could be done. He will discuss this with Larry Levy. D. Woods asked that this occur before the October Planning Board meeting.

B. Gustafson continued and said that CDS is hoping for final approval by November of this year. J. Oberst requested that required tests be done well in advance of the October 3rd Planning Board meeting so as to allow sufficient time for MRB's comments. (An updated flow test is needed.) J. Oberst also said that the stormwater quantity issues have been addressed; what remains is addressing quality.

CEO Maxwell also mentioned that he will be unable to issue the Erosion Control Permit until notified by the Town Engineer.

B. Gustafson requests that the Planning Board be named lead agency in a schedule I SEQR action. A coordinated review is requested.

D. Woods asked that Heather Ferrero at the County Planning Board receive a copy of SEQRA I. A list of involved agencies with a sample letter/memo to each will be sent to the Planning Board Secretary for distribution.

Planning Board members requested colored renderings of the CDS buildings to be constructed and sent to them. These renderings will be necessary for the Public Hearing in November. (Planning Board is scheduled to meet November 14.) Public opinion input can be obtained at that meeting.

Parking was then discussed. One handicapped space is required per 25 spaces, said CEO Maxwell. B. Gustafson asked whether the dimensions should be according to the existing code or whether they should follow the new code which will probably be in effect by next summer when funding comes through. D. Woods asked board members to comment. A definite decision of which code to follow was not made.

Robert Harris made the MOTION to approve Concept/Preliminary Approval for the Two-Lot Subdivision submitted by CDS Housing, on Volunteer Road, Tax Map#081-001-29.114.

Darcy Young SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

7. CONCEPT/PRELIMINARY APPROVAL for SITE PLAN for CDS SENIOR HOUSING, on Volunteer Rd., 1,400 feet from Lima Rd., Tax Map#081-001-29.114

Charles Maxwell made the MOTION to give Site Plan Concept/Preliminary Approval to CDS for 40-unit Senior Housing on Volunteer Rd., 1400 ft. from Lima Rd., Tax Map#081-001-29.114.

Robert Harris SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Darcy Young made the Motion for the Town of Geneseo Planning Board to act as Lead Agency for coordinated review in the above CDS project. Involved agencies will be notified by the Planning Board.

Robert Lennington SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

The Public Hearing will be October 3, 2016 and the Secretary will do the necessary notifications.

8. NEW/OTHER BUSINESS.

David Woods cancelled the September 26th Planning Board Work Meeting.

There was no other business discussed.

10. ADJOURNMENT.

David Woods then called for adjournment at 8:55 PM.

Robert Lennington made the MOTION to adjourn the meeting.

Charles Maxwell SECONDED the Motion.

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

Opposed: None

Abstained: None

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board

dmm