

Town of Geneseo Planning Board
Meeting Minutes
March 10, 2014
7:00 – 8:50 PM

Members Present:

Dwight Folts, Chair
Tom Curtin, Vice Chair
Darcy Young
Marcea Clark Tetamore, Esq.
Hank Latorella
Robert Irwin

Others:

Ron Maxwell, CEO
Dawn Aprile, Premium Development
Thomas Burke, Livingston Country Club
Jim Bittker, NYSERDA

Excused:

David Woods

1. CALL TO ORDER:

The regularly scheduled March 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:

Ron Maxwell was asked to give a Code Office report. CEO Maxwell presented an example (attached) of a monument sign for the Hammocks. There is some discussion as to whether the sign can go 90 degrees – would have to go to the ZBA. There is also a question of lighting. The sign is to be located down a bit from the entrance. It will meet setback requirements. Changes will be made.

Today CEO Maxwell gave a temporary C of O for the Hammocks Common Building.

Hallmark is moving into Pondside Plaza. PetSmart is hoping to take over a portion of the former Fashion Bug. GameStop is also coming as is Sally's Beauty Supply. Mavis Tire is coming in the Village.

3. REVIEW OF MINUTES:

Chair Folts asked the Board to review the December 9, 2013 Planning Board meeting minutes.

Tom Curtin made the MOTION to approve the December 9, 2013 minutes as presented.

Darcy Young SECONDED the Motion.

All in favor: Darcy Young, Tom Curtin, Dwight Folts, and Hank Latorella.

Opposed: None.

Abstained: Marcea Clark Tetamore. (Absent from that meeting)

MOTION PASSED.

4. VILLAGE PLANNING BOARD REPORT:

There was no report as David Woods was unable to attend this meeting.

5. NYSERDA PRESENTATION:

Jim Bittker, Outreach Specialist, from Sustainable Performance Consulting, Inc. spoke about NYSERDA. SPC is an independent contractor for NYSERDA and J. Bittker spoke about the New Construction Program. It is a program resource for technical assistance and capital incentives for such projects. There are also several reconstruction projects which can be eligible for assistance. Several available programs were mentioned with examples given. The NCP allows architects and engineers to be “smart” about their building construction as a whole. SPC administers the program for the entire state. It is important to get project applications in early although there are some instances where funding can be obtained for a project just recently finished. An example of a project receiving funding is Costco which is coming to Henrietta.

An example of a savings discussed was the replacement of incandescent light bulbs with LED bulbs. J. Bittker gave examples of actual dollar amounts. Another example was the Nest thermometer which can regulate home temperatures from a phone.

Dawn Aprile asked several questions about the application project as did board members. Pamphlets and business cards were distributed among board members which will be available to project applicants.

6. SITE PLAN MODIFICATION: CONCEPT APPROVAL for Livingston Country Club 1,396 sq. ft. Addition, tax map#81.-1-34.1

Thomas Burke came forward to explain this site plan modification. The application consists of a structure which will be built upon an actual existing deck, patio and a bit of grassy area. It is described as an outdoor dining and bar alteration (addition). It is to be 1,396 sq. ft. with drop-downs every night and during off-season. It will not be visible from the parking lot until one comes up to the Pro Shop. It goes due west and will be visible from 20A. This structure will replace the party tent used in the past during the summer. It is intended for reasonable clientele/customers. Approximately 30 people can be accommodated in the dining area. There will be a green metal roof built to specifications with a pitch of 3” every 12”.

Board members questioned this pitch and it was suggested that T. Burke consult with an architect and engineer regarding wind and snow load, especially from the existing adjoining roof. Mr. T. Burke continued that a tent will still be used for certain events.

He hopes to begin the new additional construction the beginning of May this year.

Chair Folts suggested that Mr. Burke return to the Planning Board at their next meeting April 14th with additional architectural and engineering details. A map drawn to scale with the existing structures plus the proposed addition is also necessary before this project can be sent to the County Planning Board. Tom Curtin suggested a survey map. The Secretary requested that this be dropped off at the Town Offices. A Public Hearing may be held.

Marcea Clark Tetamore made the MOTION to grant CONCEPT APPROVAL for Site Plan Modification for the Livingston Country Club, located at 4436 Lakeville Road, 1,396 sq. ft. addition, tax map#81.-1-34.1.

Bob Irwin SECONDED the Motion.

All in favor: Dwight Folts, Tom Curtin, Marcea Clark Tetamore, Bob Irwin, Hank Latorella and Darcy Young.

Opposed: None.

MOTION PASSED.

Thomas Burke's project will appear on the April 14th Planning Board Agenda.

7. NEW/OTHER BUSINESS:

- a. Replacement for Patti LaVigne: Chair Folts introduced Robert (Bob) Irwin to those board members present who had not met him.
- b. New SEQOR Form: There was some discussion (which will continue at a later date) about whether the Livingston Country Club Site Plan Modification will be a Type II or unlisted action. Marcea Clark Tetamore read the description as a Type II action.
- c. Peter Bruckel Townhouses: CEO Maxwell passed around a diagram delivered by Peter Bruckel of proposed townhomes to be built behind Genesee Valley (Wegman's) Plaza. There are 28 units/acre on the map/diagram supplied. Board members discussed how many actual units/acre there are to be. They will be one or two stories depending upon what people want. CEO Maxwell said there is nothing in the present code for townhouses. Some have been built in the Village, however. There are to be three units per structure. It will appear similar to Thornapple. There exists sewer and water on the proposed site. The site will need to be rezoned. Incentive zoning is a possibility. There is a Rezoning Committee meeting in two weeks and Chair Folts will discuss this proposal there.

8. ADJOURNMENT:

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

Tom Curtin made the MOTION to adjourn the meeting at 8:50 p.m.

Bob Irwin SECONDED the motion.

All in favor: Tom Curtin, Dwight Folts, Bob Irwin, Darcy Young, Marcea Clark Tetamore and Hank Latorella.

Opposed: None.

MOTION PASSED.

Respectfully submitted,

Diane McMullan, Secretary
Planning Board
Town of Geneseo

dmm
Attachment

