

**Town of Geneseo
Planning Board Monthly Meeting
May 13, 2024
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Floyd Streeter
Robert Irwin
Philip Betette

Excused:

CJ Maxwell
Mark Shepard

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Debbie Streeter, Deputy Clerk Secretary
Arne Larsen, DDS
Chris Kidder, DDS
Eric Hrbac, National Grid
Peter Bruckel, PEMM LLC
Dan Mastasio, Real Estate Developer PEMM LLC
Matt Sousa, MRB
Erika Elliott, Town Attorney

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the May meeting to order at 7:01 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer handed out the code report for April 1, 2024 to May 13, 2024. The CEO gave an update on the solar project in our community. He reported the solar companies are generating electricity without a certificate of compliance. The town attorney E. Elliott will research whether the town has any recourse.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement Office reported the Town of Sparta passed a moratorium for solar and wind. Meeting minutes can be found at www.livingstoncounty.us/agendacenter.

REVIEW OF THE April 15, 2024, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions. There were no comments or questions.

Member O'Shea made the motion to approve the April 15, 2024, Planning Board Monthly Meeting Minutes as presented.

Member Betette seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

REVIEW OF THE April 22, 2024, PLANNING BOARD WORKING MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions. There were no comments or questions.

Member O'Shea made the motion to approve the April 22, 2024, Planning Board Working Meeting Minutes as presented.

Member Streeter seconded the motion.

AYES in favor: Robert Harris, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: Robert Irwin

MOTION CARRIED.

PUBLIC HEARING FINAL SITE PLAND and SPECIAL USE PERMIT, NIAGARA MOHAWK dba NATIONAL GRID, 3398 West Lake Rd., Tax Map # 64.-2-39 & 64.-2-40.122.

Chair Harris requested a motion to open the public hearing.

At 7:15 PM Member Irwin made a motion to open the Public Hearing.

Member O'Shea seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED

A representative for Niagara Mohawk dba National Grid gave an update on the substation expansion project.

- The revised plan adds a berm at the location of the existing driveway to be removed.
- Existing and new berm will be seeded with a "no mow" pollinator seed mixture.
- Light plan for the site, as well as the lighting study report which was completed for the proposed lights at the substation. The flood lights as shown on the site plan have reduced wattages.

Chair Harris stated the letter from town engineer is okay with the site plan.

Chair Harris asked the board if they have any concerns about the site plan.

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- Is there any update or news from DOT on the driveway? The representative stated it is still under review. Any news regarding curb cut modifications will be communicated to the town.
- Member O'Shea had questions about the existing lighting and new lighting. The representative stated they are collaborating with a vendor for lights as the light fixture is discontinued. The floodlights as shown in the site plan have been revised and now have reduced wattages and all lights are dark sky compliant. CEO Radesi is comfortable with the lighting.

Chair Harris asked for comments from the public present.

Chair Harris asked again for public comment. There were none; he requested a motion to close the hearing.

Member Betette made a motion to close the public hearing at 7:23 PM.

Member Streeter seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED

Chair Harris went through the Short Form SEQR 2 with members. All answers by Planning Board members were "No or small impact." A negative declaration was requested.

Member O'Shea made a motion for a negative declaration for Niagara Mohawk dba National Grid Sonora Way Substation Expansion at 3398 West Lake Rd.

Member Irwin seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED

Member O'Shea made a motion for final site plan approval for Niagara Mohawk dba National Grid for Sonora Way Substation Expansion at 3398 West Lake Rd. Tax Map # 64.-2-39 and #64.-2-40.122 with the following conditions.

- DOT approval
- Add wording to light note to include existing and new.

Member Betette seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED

Chair Harris requested a resolution for a Special Use Permit for existing and proposed substation on one permit.

Member Streeter made a motion for approval of the Special Use Permit for Niagara Mohawk dba National Grid for Sonora Way Substation Expansion at 3398 West Lake Rd. Tax Map # 64.-2-39 and #64.-2-40.122.

Member Irwin seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED

Those presenting for Niagara Mohawk dba National Grid departed at 7:35 PM.

CONCEPTUAL SITE PLAN and SPECIAL USE PERMIT, PEMM LLC, BRUCKEL,
Car Wash Expansion, 43101 Lakeville Rd., Tax Map #81.-1-29.41.

P. Bruckel came forward to update the car wash project. He stated the Engineer answered all the concerns from MRB in writing and on the drawing. Chair Harris explained that this board would not be looking at that submittal due to it being received today (May 13, 2024) and the board has had no time to review. The submittal for this meeting was May 3, 2024 at noon.

Chair Harris asked for board member comments that are beyond what the Town Engineer may have said in his letter.

Member Streeter comments:

- The existing parking stalls on the west side of the building are missing in the drawing.
- The traffic flow is not clear in the drawings.
- The dumpster enclosure has missing details.

CEO Radesi comments:

- The concerns for pedestrian safety with parking at the back (south) of the building with drive thru and car wash lane.
- Code for car stacking, Dunkin drive thru and (3) car wash bays, questions four (4) lanes.
Chair Harris reached out to the Town Engineer for help interpreting the code around car staking. MRB recommends nine (9) and this board is comfortable with nine (9) car stacking.

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- CEO stated you can have split lane signs designating Dunkin drive thru and car wash lanes without any logo. An example is McDonalds has enter and exit directional signs without a logo.

Chair Harris comments:

- The width of the driveway for the drive thru and the car wash. The current lane width is twenty-four feet (24'), if divided in half that is twelve feet (12') for the drive thru lane and twelve feet (12') for the car wash lane.
- On the southeast corner of the building is a bollard that needs to be noted on the drawing. Twelve feet (12') drive thru lane might be tight for large vehicles to make the corner for the Dunkin window. What is the radius of that southeast corner?
- What is the total parking for the full site? How many parking stalls are needed for employees? CEO Radesi commented that the size of the store and the number of employees is what defines the number of parking stalls needed for this site.
- Drawing needs to reflect the code setback for this property is forty feet (40') for both 20A and Morgan View Rd.

Member O'Shea comments:

- Lighting details on the drawing show dark sky compliant and a kelvin color temperature of 3,000k or less. Are ten (10) wall mount lights needed when there are pole lights?
- The trees at the back of the building would be a better benefit to the site along 20A between the road and the pond and be more in line with the intent of the code.

Member Irwin comment:

- Elaborate more on the dumpster size and gate.

Chair Harris explained the applicant needs to list the gas station, Dunkin drive thru window, and the car wash lane all on one special use permit.

Those presenting for PEMM LLC, Bruckel departed at 8:15 PM.

CONCEPTUAL TWO-LOT SUBDIVISION, GREEN, WILLIAM R., 4276 Lima Rd., Tax Map # 72.-1-38.2

Tabled, no one present to present the subdivision.

CONCEPTUAL SUBDIVISION, SCONDRAS, SARA Y., 3899 Houston Rd., Tax Map #62.-1-7.1 30' Strip of Land Merge to The North Boundary.

Tabled, no one present to present the subdivision.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

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Chair Harris shared that he received an email from Jennifer Lake President and CEO of Goodwill Finger Lakes. She stated they have decided to pause work on the Geneseo Store Project due to current costs to build.

Chair Harris shared that the Subdivision and Site Plan mylars for Millstone have been signed. The subdivision mylar has been given to the county for recording and the site plan mylars have been sent back to Millstone.

ADJOURNMENT:

With no other business or announcements, Chair Harris requested a motion for adjournment.

Member Irwin made a motion to adjourn at 8:34 PM.

Member O'Shea seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Philip Betette, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

ds enclosure
Code Officer Report