

Town of Geneseo
Planning Board Monthly Meeting
February 12, 2024
7:00 PM

Member Present:

Chair Robert Harris
Jennifer O'Shea
Charles Maxwell
Philip Betette
Mark Shepard

Excused:

Robert Irwin
Floyd Streeter

Absent:

Patricia Ford
Jared Radesi Code Enforcement Officer

Others in Attendance:

Debbie Streeter Deputy Clerk Secretary
Matt Sousa, MRB
Erika Elliott, Attorney
Ed Martin, DDS
Josh Greenaker, Project Manager SWBR
Jennifer Lake, CEO Goodwill of the Finger Lakes
Jack Eichhorn, Goodwill of the Finger Lakes
Michael Guyon, SWBR Engineer
Michael DaBramo

1. CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the February meeting to order at 7:02 PM.

2. CODE REPORT:

Code Officer report was distributed.

3. COUNTY PLANNING BOARD MEETING REPORT:

No report as the Code Enforcement Officer was absent. Meeting minutes can be found at www.livingstoncounty.us/agendacenter.

4. REVIEW OF THE January 8, 2024, PLANNING BOARD MINUTES:

Chair Harris requested that members review and vote on the above minutes. Member O'Shea wished to add to page 3, Site Plan Peter Bruckel the following bulleted points.

- *Discussion of circulation through site needs resolution.*
- *Discussion of additional monument sign. Sign already exists and a second sign is not needed.*

Member O'Shea made a motion to accept the January 8, 2024, with two additions to Planning Board Minutes as presented.

Member Maxwell seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Philip Betette, Charles Maxwell, and Mark Shepard.

Opposed: None
Abstained: None

MOTION CARRIED

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

Chair Harris tabled the above minutes until the next Planning Board meeting on March 11, 2024.

5. SITE PLAN REVIEW GOODWILL, Gateway Drive, tax map #81.-1-29.127.

Chair Harris invited those representing Goodwill to come forward and present.

Ed Martin, Engineer with DDS came forward and gave background on the project. Property is located at Shale and 20A (Lakeville Rd.), sits on 3.1 acres, the building will be 25,000 square feet building on the southeast corner. Project will have ninety-two (92) parking spaces of which four (4) will be handicap, and four (4) will be land banked.

Josh Greenaker, Project Manager SWBR updated on the architectural changes since the approval lapsed.

- Simplify Façade
- Reduce window glazing.
- Reduce number of windows
- Similar material stucco

Staying the same:

- Building footprint
- Screening loading dock
- Canopy/Awnings
- Interior retail space and community space
- Landscaping
- Lakeville Road Exterior Elevation

Jennifer Lake, CEO Goodwill of the Finger Lakes states they are a nonprofit organization, a 501 (c) (3) charitable organization and want to stay in Geneseo. Goodwill exists to serve community and help to address the needs of the community members, currently helping around 250 members in our area. Looking for room in design, compromise to move forward with an opening late spring early summer 2025.

Chair Harris pointed out that architectural standards for new retail construction with public road frontage shall provide areas of transparency equal to or greater than 70% of the wall area between the height of three feet (3') and ten feet (10') would need a variance from the Zoning

Board of Appeals.

Member O'Shea added there can be compromise but must follow the code.

Those present for Goodwill departed at 7:45 PM.

6. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Town Board Member Gary Mix submitted a letter to the Planning Board to enhance communications, and representatives that are working for the continued responsible growth and safety for our community, residents, and visitors. Chair Harris asked the members to look over this letter and matrix and produce comment, concern, questions, or suggestions before the next meeting. At the next meeting, the Planning Board could head towards compiling feedback for Gary Mix.

Chair Harris appointed Member O'Shea as Deputy Chair of the Planning Board, she accepted.

Chair Harris shared the Zoning Board of Appeals will have a public hearing for the Quicklee's car wash. PEMM. LLC, Peter Bruckel has applied for a two-bay car wash expansion with an area variance required. Zoning Board of Appeals Chair John Maxwell will give Chair Harris an update after the meeting.

Member Maxwell made a motion to move into executive session at 7:52 PM.

Member Betette seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Philip Betette, Charles Maxwell, and Mark Shepard.

Opposed: None

Abstained: None

MOTION CARRIED

Member Maxwell made a motion to exit executive session at 8:47 PM with no action being taken.

Member Shepard seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Philip Betette, Charles Maxwell, and Mark Shepard.

Opposed: None

Abstained: None

MOTION CARRIED

There being no additional business or announcements, Chair Harris requested adjournment.

Member Shepard made a motion to adjourn the meeting at 8:50 PM

Member Maxwell seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Philip Betette, Charles Maxwell, and Mark Shepard

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Deputy Clerk
Secretary Planning and Zoning Boards

ds enclosures
Code Office Report
Gary Mix Letter and Matrix