Town of Geneseo
Planning Board Work Meeting Minutes
January 22, 2024
7:00 PM

Members Present:
Robert Harris, Chair
Jennifer O'Shea
Charles Maxwell
Robert Irwin
Philip Betette
Mark Shepard
Floyd Streeter, Alternate

Absent: Patricia Ford

Others in Attendance:
Jared Radesi, Code Officer
Matt Lester, Millstone Development
Devin Dal Pos, Millstone Development
Patrick Quigley, Attorney Millstone
Ed Russell, Town Attorney
Ericka Elliott, Town Attorney
Gary Mix, Town Board Member
Debbie Streeter, Deputy Clerk Secretary

CALL TO ORDER and ATTENDANCE:

Robert Harris, Chair, called the January working meeting to order at 7:02 PM. The Chair announced Floyd Streeter as a member as Patricia Ford was absent.

MILLSTONE DEVELOPMENT:

Devin DalPos, Millstone Development and Matt Lester, Millstone Development came forward to give an update on the request from the December Planning Board meeting and review conditions from the motion that was voted on.

D. Dal Pos asked for the list of conditions proposed in the motion. Chair Harris stated it gradually developed from meetings and things unanswered on the drawings and discussions from the meeting. Several board members stated that the problem with the motion was that it did not address the fact that the proposed parking space count was so much greater than town code allows.

D. Dal Pos then discussed the changes that were included in the new submittal package as follows:

- Revised parking on north side of the property with ten (10) stalls to be land banked to green space. Clarified five (5) porous asphalt parking stalls remain on the east side of the mixed-use building. Member O'Shea is it legal? Member Irwin stated he has seen it done before on other projects. Discussion about converting land bank to parking without town approval.
- Roof screening provided typical roof screening application to drawings.
- Revised dumpster wall construction to split block and painted to match.
- Revised to show spandrel glazing for the middle tenant in the mixed-use building. No graphic on the spandrel.

- Eliminated two (2) light poles with changes to light pole height from fifteen (15') to twenty' (20') of the Rochester Regional Health light poles. Eliminate two (2) light poles more uniform lighting on site and be like Rochester Regional Health while still meeting tenant needs for security. The same light poles were provided along Gateway Drive and Shale Road. Member O'Shea stated we did not want more lighting, wanted the back-to-back lighting removed and match Rochester Regional lighting. Still have back-to-back poles with two (2) lights creating hot spots.
- Member O'Shea commented on dark sky compliant. Fixtures have the dark sky compliant symbol, need to read the fine print. WP1 has symbol fixture does not meet dark sky compliant, need to keep 3,000 kelvin or lower. Could be the lamp, brightness, flare, or angle of the light making it a more residential style.
- Wall packs changed to ensure downward lighting only.
- Revised patio landscaping of building A to be a minimum of two feet (2') wide and reflect reduced impervious surface coverage.
- Revised patio landscaping of mixed-use building to be three feet (3') wide and reflect reduced impervious surface coverage. No changes to landscaping quantities.
- Update monument/pylon sign for opaque panels of future tenants until businesses occupy. Clarified only this one (1) proposed monument/pylon sign allowed on the entire development. CEO Radesi states the pillar and the thirty inches (30") of the ground do not count in the overall size of the monument. The actual sign is seventy-one square feet (71sq ft). Sign will have internal lighting. Member O'Shea is asking for clarification on the lighting of the sign.
- Added to plan for building lights to be on timer that automatically shut off one (1) hour after close of business.

M. Lester wanted to revisit the land banked parking. Tenants are willing to try opening with ten (10) fewer parking spaces with the option to add the ten (10) spaces if needed. Bob Irwin asked from the landscaping standpoint what would the land bank be. The current plan calls for it to be grass.

Chair Harris said land banking on the surface sounds like a clever idea and he discussed it with the town engineer; however, he has never seen a land bank where the project developer and the tenant have the ability to execute it without going before the board for approval. Millstone's interpretation of the code is that it requires adequate parking for tenant needs. Member Irwin stated the code does not indicate whose interpretation is correct. Some other mechanism other than the project developer and tenant saying they need the land bank converted to pervious is needed parking spaces. There needs to be perimeters, stipulations for both sides to be comfortable. If it is proven six (6) months after the last tenant opens there is a need, then return to the Planning Board with some kind of documentation of the need for approval. The attorneys should come up with language that is fair and reasonable to both parties.

Chair Harris stated that the exhibit that he shared at the December meeting got no feedback from Millstone. Chair Harris' drawing tried showing that parking and safety could be balanced. Chair Harris is still concerned about parking lot safety and patrons crossing through the coffee shop drive thru. Parking has been talked about over many meetings. After nine (9) months the board received the color plan from Millstone in November. Member Maxwell talked about parking comprises on other projects, his concerns with the amount of parking that this project is requesting, and the precedence it would set.

M. Lester concluded the goal is to put a project that works together for the tenants and the Town.

Chair Harris inquired about extending the tolling agreement for a defined amount of time. Millstone is looking for a mutual agreement to continue moving forward. The attorneys would amend the current agreement.

Millstone will consider changes to the plan regarding the land-banked parking spaces and safety in the parking lot. They will plan on returning for the March meeting.

MEETING CLOSED:
The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Debbie Streeter, Deputy Clerk Secretary