

**Town of Geneseo
Planning Board Monthly Meeting
June 10, 2024
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Floyd Streeter
Robert Irwin
Charles Maxwell
Mark Shepard

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Debbie Streeter, Deputy Clerk Secretary
Josh Bruckel, Bruckel Dev. Group/PEMM LLC
Dan Mastasio, Real Estate Developer/PEMM LLC
Matt Sousa, MRB

Excused:

Philip Betette

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the June Planning Board Monthly meeting to order at 7:03 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer handed out the code report for May 1, 2024 to June 10, 2024. He reported that his office has been remarkably busy with permits applications and complaints.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement Office reported the Livingston County Planning Board Meeting is Thursday (6/13/24), minutes can be found at www.livingstoncounty.us/agendacenter.

REVIEW OF THE May 13, 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 Streeter made the motion to approve the May 13, 2024, Planning Board Monthly Meeting Minutes as presented.

Member O'Shea seconded the motion.

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

Opposed: None.

Abstained: Charles Maxwell and Mark Shepard

MOTION CARRIED.

CONCEPTUAL REVIEW SITE PLAN REVIEW and SPECIAL USE PERMIT, PEMM LLC, Quicklee's Car Wash Expansion, 4310 Lakeville Rd., Tax Map #81.-1-29.41

Chair Harris invited those presenting for Quicklee's Car Wash Expansion to give an update on the project.

Josh Bruckel came forward and made the following comments regarding the car wash expansion. We will be adding a 1000-gallon oil/water separator, a new payment pedestal, and moving the mounted vacuum.

We will clarify on the final review drawing:

1. Show clearly where the vacuums will be relocated.
2. Show clearly where the new pedestal will be located.
3. Designate the south side parking is for employees.

CEO Radesi addressed safety concerns with regards to parking. He has been watching this site for the last two weeks observing parking. He said trucks park all over this site in front of the gas station.

There is discussion on striping lanes, directional arrows, turn radius of the Dunkin Drive thru lane, and crosswalks.

M. Sousa, MRB, made a comment on the turn radius. He said to move the curb of the grass area east of Dunkin Lane north about eight feet (8') to ten feet (10') for large vehicle to make the corner.

Member O'Shea had comments on the lighting. The fixtures on the drawing are not dark sky compliant. Lighting should be 3000 kelvins or less, look for the IDA Sticker. She would like to see the photometrics for the gas station canopy. Pole light being moved need to be dark sky compliant. She would like to see landscaping between the road and the pond planted with native species, for example native choke cherry trees.

Member Irwin said the dumpster enclosure has no gate.

Member Maxwell made a motion for preliminary approval for Quicklee's Car Wash Expansion, 4310 Lakeville Rd., Tax Map #81.-1-29.41 with the following contingencies to be satisfied on the drawing.

- a. Angle the parking slips on the south side of the building.
- b. Directional arrows for identifying the Dunkin Lane and the car wash lane.
- c. Lane striping.
- d. Striped pedestrian crossing by the Dunkin menu board to the sidewalk and at the north end of the drive thru lane to the store.
- e. Pole lights being moved need to be dark sky compliant.
- f. Reduce the south finger of the curbed landscaping by eight feet (8') to ten feet (10') for easement of turning in the Dunkin Lane for larger vehicles.
- g. Landscaping between the pond and road.
- h. Remove the parking behind the car wash bays. Town code requires twenty-two (22) parking spaces, and the drawing has thirty-two (32) parking spaces.
- i. Dumpster enclosure gate.

J. Bruckel said we will clarify on the final review drawing:

- Show clearly where the vacuums will be relocated.
- Show clearly where the new pedestal will be located.
- Designate the south side parking is for employees.
- Dumpster gate detail.
- Striping, sidewalk crossing, and directional arrows.

Member Irwin seconded the motion.

Ayes in favor Robert Harris, Robert Irwin, Jennifer O'Shea, Charles Maxwell, Mark Shepard, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris announced that the public hearing for this project will be July 8, 2024. The secretary will make the necessary notifications.

Those presenting for the Quicklee's Car Wash departed at 7:50 PM.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS.

Chair Harris said he did not foresee the need for a June 24, 2024 working meeting.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 8:16 PM.

Member Maxwell seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Charles Maxwell, Mark Shepard, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

ds enclosure

Code Officer Report

MRB Letter 6-6-2024

Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 05/01/2024 - 06/10/2024

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
24-0059 Douglas Houghton	05/01/24		Douglas Houghton 4044 West Lake Road	74	75.00	2,000.00	Self perform, Build a set of stairs up the hill from the road. Not to build in the State Easement.
24-0035 Donegan Christopher	05/02/24		Donegan Christopher 4725 LAKEVILLE GROVELAND	82.-2-17.122	350.00	15,000.00	Self Perform, Accessory Structure, 30' X 40' Pole Barn
24-0036 Marcy Oliver	05/03/24		Marcy Oliver 4054 WEST LAKE ROAD	74.77-1-3	50.00	1,500.00	24' of PVC decorative fencing
24-0037 Jeffrey Baker	05/03/24		Seven Nations Stakes Inc. 3320 Nations Road	62.-1-9.2	100.00	800.00	Disassemble 2 Barns
24-0039 GREGORY MANCINE	05/11/24		GREGORY MANCINE 4340 WEST LAKE ROAD	82.52-1-33	100.00		Self perform, build a deck off of the back (North West corner) with a 5' walkway on the North side. (on original plan when new house was built)
24-0040 Gregory Mancine	05/11/24		Gregory Mancine 4351 WEST LAKE ROAD	82.52-1-9	100.00	1,000.00	Self perform, enclose small balcony for 3 seasons room.
24-0041 Michael W. Wedge	05/17/24		Michael W. Wedge 4237 RESERVOIR ROAD	81.-1-8	330.00	60,000.00	2 story attached garage with finished second floor
24-0042 High Peaks Contracting LLC	05/17/24		ERIC E. JENSEN 5415 WADSWORTH COVE	82.84-1-6	120.00	14,000.00	Replace existing lower deck on North side with the same footprint. Replace upper deck on front of house with same footprint (square corners & rain ceiling).
24-0058 Johnson Controls	05/20/24		HOR GEN MANAGEMENT, LLC 4377 GENESEE VALLEY PLAZA	81.-1-29.121 4377	200.00	31,179.00	Replace Fire Alarm System & Devices
24-0056 Michael Horn	05/22/24		Michael Horn 5412 WADSWORTH COVE	82.84-1-14	100.00	2,000.00	Build a roof over the existing 12' X 16" deck
24-0057 Richard F. Hilimire	05/29/24		Richard F. Hilimire 4389 LIMA ROAD	72.-1-6.12	770.00	250,000.00	New 1 Family Residence 2,200 sq ft w/ Prefab foundation
24-0060 Sharon Bush	06/01/24		Sharon Bush 3468 SONORA WAY	64.-2-40.1 L34	75.00	7,500.00	Remove large overhead door. Replace with smaller door and a single man door. Remove single man door in the rear of the garage.

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
24-0065 Undercover Systems	06/05/24		DAMBROSIA, RICHARD 5343 NORTH POINT DRIVE	91.36-1-13	120.00	19,900.00	Build a louvered pergola, attached to the house, on the lake side.
24-0067 LORI UPDYKE	06/05/24		LORI UPDYKE 4357 WEST LAKE ROAD	82.52-1-20.1	75.00		Replace 38'-8" of existing fence. Move out toward neighbors, along property line w/ good face towards neighbor and in compliance with The Town of Geneseo Zoning.
24-0068 Lakeville Village, LLC	06/05/24		Lakeville Village, LLC 3491 Sonora Way	64.-2-40.11	120.00	13,025.00	Install a prefabricated pavilion 24'X14'
24-0069 Lakeville Village, LLC	06/05/24		Lakeville Village, LLC 3491 Sonora Way	64.-2-40.11	75.00	11,101.54	Install a prefabricated shed 16'X12'
Total Count:		16			Total:	\$2,760.00	\$429,005.54

Town of Geneseo Code Enforcement Office

Other Permit Summary by Application Date Range: 05/01/2024 - 06/10/2024

Permit# Applicant Name	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
24-0043 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Activity Room Activity Roo	
24-0044 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Small Lounge Small Lounge	
24-0045 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Dining Room Dining Room	
24-0046 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Exercise Room Exercise Room	
24-0047 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Living Room Living Room	
24-0048 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Cafe Cafe	
24-0049 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Employee Lounge Employee Lounge	
24-0050 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	35.00	Operating Permit :Public assembly -occupant load o Memory Care Dining Room Memory Care dining Room	
24-0051 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	100.00	Operating Permit - Public Assembly 100 or more Assisted Living & Adult Care Facility	Assisted Living & Adult Care Facility
24-0052 MORGAN ESTATES ACF LP MORGAN ESTATES ACF LP	05/17/24	MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	100.00	Fire Safety and Property Maintenance Inspections Inspection	Assisted Living & Adult Care Facility Fire Inspection
24-0053 MORGAN ESTATES LLC MORGAN ESTATES LLC	05/17/24	MORGAN ESTATES LLC 4339 CLEARVIEW DRIVE	81.-1-29.44 4339	35.00	Operating Permit :Public assembly -occupant load o Community Center With Chairs, No Tables oCommunity Center With Chairs, No Tables	
24-0054 MORGAN ESTATES LLC MORGAN ESTATES LLC	05/17/24	MORGAN ESTATES LLC 4339 CLEARVIEW DRIVE	81.-1-29.44 4339	35.00	Operating Permit :Public assembly -occupant load o Community Center With Tables & Chairs	
24-0055 MORGAN ESTATES LLC MORGAN ESTATES LLC	05/17/24	MORGAN ESTATES LLC 4339 CLEARVIEW DRIVE	81.-1-29.44 4339	100.00	Fire Safety and Property Maintenance Inspections	Community Center
24-0062 BEATY DANIEL R & SALLY 4044 LAKEVILLE GROVELAND	06/05/24	BEATY DANIEL R & SALLY 4044 LAKEVILLE GROVELAND	73.-1-42.121	75.00	SIGN Sign installation to conform with the regulations of the Town og Geneseo. See Table 40-1: Table of Sign Regulations	Sign installation to conform with the regulations of the Town og Geneseo. See Table 40-1: Table of Sign Regulations
24-0067 BRUCKEL PETER S 4310 LAKEVILLE ROAD	06/05/24	BRUCKEL PETER S 4310 LAKEVILLE ROAD	81.-1-29.41	100.00	SIGN Replace the sign on the West side of the building (Replacement) Work done with no permit, status	

Permit# Applicant Name	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
24-0063 MERKEL, JUSTIN	06/05/24	MERKEL, JUSTIN 4924 LAKEVILLE ROAD	73.-1-47.612	100.00	Tent Permit	Please note, this is a 180 day, temporary growing tent and must be removed by 12/10/2024
24-0070 BUCCI, JOHN	06/10/24	BUCCI, JOHN 5245 WEST LAKE ROAD	91.83-1-8	50.00	FIREWORKS PERMIT All Aerial Fireworks Display	

compliant.

Total Count: 17

Total: \$975.00

RECEIVED

JUN 07 2024



TOWN OF GENESEO
PLANNING BOARD
www.mrbgroup.com

Engineering, Architecture & Surveying, D.P.C.

June 6, 2024

Mr. Robert Harris, Planning Board Chair
Town of Geneseo
4630 Millennium Drive
Geneseo, New York 14454

RE: BRUCKEL CAR WASH ADDITION SITE PLAN – 4310 LAKEVILLE ROAD
TAX MAP NO. 81.0-1-29.41
MRB GROUP PROJECT NO. 0704.12001.000 – 024

Dear Bob,

MRB has completed a review of the submitted Site Plan dated April 17, 2024, Revised May 13, 2024, prepared by LandTech Surveying and Planning, PLLC, and associated application materials received by MRB Group on May 31, 2024. We offer the following comments for the Planning Boards consideration. A brief written response to each comment should be provided by the design engineer.

SITE PLAN AND GENERAL COMMENTS

1. The applicant stated in the letter dated May 13, 2024, that additional information regarding the oil/water separator will be provided in the future. We recommend that the Planning Board require this information be provided as a condition of approval.
2. The new location of the building mounted vacuum is unclear. Please clarify.
3. Will the new wash bay have its own payment pedestal? If so, this should be labeled on the plans.
4. The labels on the turning template appear to be inverted. Please correct as it is difficult to read.
5. As previously noted, it appears that vehicles parked in the rear of the building will conflict with traffic in the drive through and car wash lanes. This issue was also identified by the Livingston County Planning Board in an email dated May 30, 2024. The applicant should either demonstrate to the board's satisfaction that no perceived vehicular conflict exists or remove/relocate the spaces on the southeast side of the property line.
6. Crosswalks should be shown on the plans wherever pedestrians will need to cross lanes of traffic to access the building or their vehicle.

Please feel free to contact our office with any comments or questions you may have in this regard. Thank you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James J. Oberst".

James J. Oberst, P.E.
MRB Group

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- C Debbie Streeter, Geneseo Deputy Clerk (email)
- Jared Radesi, Geneseo CEO (email)
- John Sciarabba, L.S., Land Tech (email)