

MINUTES
Town of Geneseo
Planning Board Regular Meeting and Public Hearings
January 8, 2024
7:00 PM

Members Present:

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

Absent: Patricia Ford

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Ed Russell, Town Attorney
Veronica Devries, Town Attorney
Stephen Scofield, Three Puffins LLC (Docherty)
Susan Docherty, Three Puffins LLC
Peter Bruckel, PEMM LLC
Kathleen Bennett, National Grid
Arne Larson, DDS Project Manager
Eric Hrbac, National Grid
Debbie Streeter, Deputy Clerk Secretary

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair called the January meeting to order at 7:04 PM. The Chair announced Floyd Streeter as a voting member in Patricia Fords absence.

2. CODE OFFICER REPORT.

Jared Radesi, Code Enforcement Officer, distributed the monthly report dated 12/01/2023 – 1/08/2024. CEO Radesi discussed a property on West Lake Rd that he has issued an order to remedy. The owner until the end of April to remedy.

3. COUNTY PLANNING BOARD REPORT.

CEO Radesi reported that there has not been a meeting. Meeting is scheduled for January 11, 2024. There was a docking and mooring amendment for Conesus. Meeting minutes can be found at www.livingstoncounty.us/agendacenter.

4. REVIEW OF THE December 11, 2023, PLANNING BOARD MINUTES.

Chair Harris requested that members review and vote on the above minutes. Jennifer O'Shea wished to correct spelling on page 2. "Latimore" in paragraph 1 should be "Lattimore" and on page 7, "Manwell" in paragraph 5 should be "Maxwell".

Jennifer O'Shea made a motion to accept the December 11, 2023, with minor changes to Planning Board Minutes as presented.

Phil Betette seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED

REVIEW OF THE December 28, 2023, SPECIAL PLANNING BOARD MINUTES.

Chair Harris requested that members review and vote on the above minutes. There were no corrections or amendments.

Floyd Streeter made a motion to accept the December 28, 2023, Planning Board Minutes as presented.

Mark Shepard seconded the motion.

AYES in FAVOR: Robert Harris, Philip Betette, Floyd Streeter, Charles Maxwell, and Mark Shepard.

Opposed: None

Abstained: Jennifer O'Shea

MOTION CARRIED

5. PUBLIC HEARING TWO-LOT SUBDIVISION and SEQR for: THREE PUFFINS LLC, DOCHERTY, SUSAN 4275 Lima Rd., tax map #72.-1-42.211.

Chair Harris opened the public meeting at 7:15 PM. With no further update or questions, Chair Harris asked for public comments, he repeated the request for public comments. There were none from the floor. He asked for a motion to close the public hearing.

Bob Irwin made a motion to close the public hearing at 7:20 PM.

Charles Maxwell seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED

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

Jennifer O'Shea made the SEQR motion for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Mark Shepard seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Mark Shepard then made the motion for FINAL APPROVAL of a two-lot subdivision, for Three Puffins LLC (Docherty) at 4275 Lima Rd., tax map #72.-1-42.211.

Charles Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Those presenting for Three Puffins LLC/Docherty departed at 7:25 PM

**6. SITE PLAN PETER BRUCKEL (PEMM LLC, DBA QUICKLEES), CAR WASH
4310 Lakeville Rd., tax map #81.-1-29.41.**

Peter Bruckel wants to expand his car wash by adding two (2) additional bays to the current building. There will be four (4) automatic car washes with a subscription.

Site plan needs to include:

- Drainage plans. Where is the water going to drain?
- Landscape plans. Jennifer O'Shea recommends native species.
- Parking plans for employees. CEO Radesi recommends parking on an angle.
- Signage is okay for directional use only, no monument/plaza sign.
- Detailed drawings
- Discussion of circulation through site needs resolution.
- Discussion of additional monument sign. Sign already exists for the car wash.

CEO Radesi stated due to a corner lot this project (Lakeville Rd and Morgan View Rd) would need a setback variance from the Zoning Board of Appeals.

Chair Harris tabled the site plan application until he hears the ZBA decision on the variance.

Those presenting for Peter Bruckel departed at 7:30 PM

**7. SITE PLAN NIAGARA MOHAWK dba NATIONAL GRID, SUBSTATION UPGRADE
3398 West Lake Rd., TAX MAP #64.-2-39 & #64.-2-40.122.**

Kathleen Bennett from National Grid gave a brief introduction of the project and is prepared to respond to MRB letter dated January 5, 2024.

Eric Hrbac from National Grid explained the need for improvements and expansion of the existing substation with the goal of removing the 20A substation.

Arne Larson from DDS went into more details.

- Installation of switch gear.
- Expanding fencing
- Extend 115kV mobile bus transformer to metal clad.

- New driveway would need DOT permit.
- Expand sixty-two feet (62') north.
- Removal of retaining wall.
- DEC for storm water discharge. Perform underdrains will be installed and stormwater will be discharged through a culvert to a vegetative filter strip.
- Landscaping restoration and reseeded and planting trees.
- Wetlands was identified will consist of 3, 220 square feet of permanent fill.
- Discussion of circulation through site needs resolution.
- Discussion of additional monument sign. Sign already exists for the car wash.

This project is outside the Conesus Lake Watershed.

Charles Maxwell made a motion for preliminary site plan approval to include MRB comments for Sonora Way Substation located at 3398 West Lake Rd.

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained:

None.

MOTION CARRIED.

Those presenting for Niagara Mohawk departed at 8:00 PM

8. Executive Session:

Robert Irwin made a motion to enter executive session at 8:02 PM to discuss proposed, pending, or current litigation.

Charles Maxwell seconded the motion.

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

Opposed: None.

Abstained:

None.

MOTION CARRIED.

9. Close Executive Session:

Mark Shepard made a motion to close executive session with no action taken at 8:45 PM. Robert Irwin seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

10. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Chair Harris requested the board to review the 2024 calendar of meeting. With no further discussion or corrections Chair Harris called for a motion.

Charles Maxwell made a motion to approve the 2024 Planning Board Meeting schedule as presented.

Robert Irwin seconded the motion.

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

Opposed: None.

Abstained:

None.

MOTION CARRIED.

11. ADJOURNMENT.

There being no additional business or announcements. Chair Harris called for a motion to adjournment.

Charles Maxwell made a motion to adjournment at 8:59 PM.

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained:

None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk
Secretary Zoning Board of Appeals

ds enclosures
Code Office Report
MRB Group Letter dated January 5, 2024

