Town of Geneseo

Planning Board Monthly Meeting

March 11, 2024

7:00 PM

Member Present:
Chair, Robert Harris
Jennifer O'Shea
Charels Maxwell
Mark Shepard
Floyd Streeter
Robert Irwin

Excused:
Philip Betette

Absent:
Patricia Ford

Others in Attendance:
Jared Radesi, Code Enforcement Officer
Ericka Elliott, Town Attorney
Jim Oberst, MRB
Debbie Streeter, Deputy Clerk Secretary
Sue Ryckman, Stenographer for Millstone
Ed Martin, DDS
Josh Greenaker, SWBR
Patrick Quigley, Attorney Millstone
Jack Eichhorn, Goodwill
Connor Kilmer, Millstone
Devin Dal Pos, Millstone
Ken Book
Michael DaBramo

1. **CALL TO ORDER AND ATTENDANCE:**
   Robert Harris, Chair called the March meeting to order at 7:08 PM.

2. **CODE REPORT:**
   J. Radesi, Code Enforcement Officers handed out his report for the last 2 months.

3. **COUNTY PLANNING BOARD MEETING REPORT:**
   J. Radesi, Code Enforcement Office was absent for the last meeting. Next meeting is Thursday. Meeting minutes can be found at www.livingstoncounty.us/agendacenter.

   Chair Harris announce a Planning Board member is absent and Floyd Streeter will be a voting member for this meeting.

4. **REVIEW OF THE January 22, 2024, PLANNING BOARD WORKING MEETING MINUTES:**
   Chair Harris asked that Board Members review the above minutes and offer comments or questions.

   Member Maxwell made the motion to approve the January 22, 2024, Planning Board Working Meeting Minutes as presented.
   Member O'Shea seconded the motion.
   AYES in favor: Robert Harris, Robert Irwin, Charles Maxwell, Jennifer O'Shea, Mark Shepard, and Floyd Streeter.

Opposed: None.
Abstained: None.

MOTION CARRIED.

REVIEW OF THE FEBRUARY 12, 2024, PLANNING BOARD MINUTES:
Chair Harris asked that Board Members review the above minutes and offer comments or questions.

Member O'Shea had a spelling correction on page three (3) line eleven (11) excepted to accepted.
Member Shepard pointed out on page one (1) number four (4) a space is need in between. January and eight (8).

With no further comments Member Maxwell made a motion to approve the February 12, 2024, with the corrections to the Planning Board Minutes as presented. Member O'Shea seconded the motion.
AYES in favor: Robert Harris, Charles Maxwell, Jennifer O'Shea, Mark Shepard.
Opposed: None.
Abstained: Robert Irwin and Floyd Streeter.

MOTION CARRIED.

5. **AMENDED SITE PLAN APPROVAL MILLSTONE DEVELOPMENT,**
Gateway Drive, Tax Map #81.-1-29.125 & #81.-1-29.126.
Attorney Patrick Quigley came forward and spoke for Millstone Development. He gave a brief overview of the changes since the last meeting. This project started one (1) year ago, has four (4) national brand tenants, presented to the Zoning Board of Appeals for variances, presented to the Architecture Review Board, and has heard this boards concerns with parking and safety. Millstone asked the tenants for their parking needs. Their response was a total of twenty (20) for staff and sixty (60) for customers, bring the total to eighty (80) parking spaces. Millstone accepts moving forward with the seventy-two parking spaces.

Member O'Shea made a comment that one of the tenants has requested twenty-five parking spaces and two (2) of their locations in Rochester do not have twenty-five (25) parking spaces as requested in an email to Millstone.

Member Irwin asked about the fencing details for the three-tenant building drive thru. It will be a four (4') feet pedestrian barrier fence. This will need review by the Architecture Review Board to see if adequate.

Chair Harris comment on the land bank language removed from the drawing and show that area planted with grass. If it is proven the land bank spaces are needed, the applicant would have to submit a new application to the Planning Board suppling proof for ten (10) more parking spaces with pervious pavement.

Chair Harris stated the SEQR negative declaration for this project is still valid.

Member O'Shea wants the developer to place controls on the lighting of this project according to Town Code 106-43.5 for the buildings, parking lot, and monument sign. So, lights can be off at night at a specified time agreed upon by the CEO.

Chair Harris asked if Jim Oberst, MRB has any comments concerns on this project, and he does not.

Member Shepard made a motion to grant final site plan approval for Millstone Development conditioned on seventy-two (72) parking spaces and two (2) special use permits, controlled lighting in parking lots, building, and monument sign, land bank removed, and a final set of drawing.
Member Irwin seconded the motion.
AYES in favor: Robert Harris, Robert Irwin, Charles Maxwell, Jennifer O'Shea, Mark Shepard, and Floyd Streeter.
Opposed: None.
Abstained: None.

MOTION CARRIED.

Those presenting for Millstone departed at 7:40 PM

6. **SITE PLAN REVIEW NATIONAL GRID:**
3398 West Lake Rd., Tax Map # 64.-2-39 & 64.-2-40.122.
Ed Martin, DDS presented for National Grid. Items to address:
   - Zoning: Footprint improvements encroaching on the setbacks.
   - Screening:
   - Site lighting: Lighting is challenging due to security aspect to the substation. Mount light eastern limits of the property shinning down and to the west. J. Radesi CEO asked if there is a reason to have lights that are not dark sky compliant? Have utility lights that turn on when lighting is needed. Perimeter lighting that's dark sky compliant shines downward would be compliant J. Radesi CEO stated. Chair Harris warns against using light with sensors, because anything can cause lights to go on and off.
   - Access: Currently have two (2) curb cuts and this project has a third (3) on proposed. Currently ne the Northern access for installment of units. When construction is complete the one would be removed, and grass replaced. Keeping two (2) curb cuts farther apart. Chair Harris asked if the Department of Transportation has weighed in on the curb cuts?

- Special Use Permit: Chair Harris said after doing some research a special use permit is needed.

J. Radesi CEO informed National Grid must have a demolition permit to demolish the substation to the south.

Those presenting for National Grid departed at 8:00 PM

7. **SITE PLAN REVIEW GOODWILL,**
   Gateway Dr., Tax Map #81.-1-29.127.
   Ed Martin, DDS presented changes for goodwill since the last meeting.
   - Footprint changes moved the donation drop off area to the north side of the building.
   - Shifted main entrance to the west side of the building.
   - Drive aisle that was along the south and east has been removed.

Josh Greenaker, SWBR is asked for clarification for the donation drop off center for Town code 106.30-1. Does Goodwill need a special use permit for the donation center drop off? Town code 106.30-1 is more for restaurants and Goodwill is more like a bank teller with thirty second drop off. Chair Harris says the donation drop off does not fit the code of ten (10) car stacking.

Member O'Shea states that moving the entrance and donation drop off areas is more logical. I would encourage you to invest in aesthetics at entrance points, could be more detailed, using varied materials would make it more pleasing to the eye. She asked how will the trucks get in and out? J. Greenaker states the trucks will use the end of the road hammerhead and back in. Member O'Shea would appreciate the next drawing show the square feet of area glazing.

Member Irwin has concerns about the visibility of roof top mechanicals. J Greenaker states the plan is to use geothermal energy.

Chair Harris explained the proposed project will need variances from the Zoning Board of Appeals.

- Building Articulation 106.44.6 A 2
- Signage 40.1
- Building Elevations 106.44.6 A 3

Goodwill needs to go before the ZBA for variance before the Planning Board can move forward with this application.

Those presenting for Goodwill departed at 8:35 PM

8. **NEW BUSINESS/UPDATES/ANNOUNCEMENTS:**
    - Chair Harris will invite Gary Mix to the Planning Boards April 22, 2024, working meeting to discuss his letter dated January 2024 to the Planning Board.
    - Discussion about the April 8, 2024, Planning Board Monthly Meeting changed due to absences and the Solar Eclipse. April Monthly Meeting will be on April 15, 2024, at 7:00 PM. Agenda submissions due at noon on April 5, 2024.

9. **ADJOURNMENT:**
   There being no other business or announcements, Chair Harris requested a motion for adjournment.

   Member Maxwell made a motion to adjourn at 8:48 PM.
   Member O'Shea seconded the motion.
   AYES in favor: Robert Harris, Robert Irwin, Charles Maxwell, Jennifer O'Shea, Mark Shepard, and Floyd Streeter.
   Opposed: None.
   Abstained: None.

   MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary