

**Town of Geneseo
Planning Board Monthly Meeting
April 15, 2024
7:00 PM**

Member Present:

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

Excused:

Philip Betette

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Jim Oberst, MRB
Debbie Streeter, Deputy Clerk Secretary
Arne Larsen, DDS
Eric Hrbac, National Grid
Joshua Bruckel, PEMM LLC
Don Mills, Executive Director PEMM LLC
Dan Mastasio, Real Estate Developer PEMM LLC

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the April meeting to order at 7:05 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer handed out his report for the last months.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement Office was absent from the last meeting. Meeting minutes can be found at www.livingstoncounty.us/agendacenter.

REVIEW OF THE MARCH 11, 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 Shepard made the motion to approve the March 11, 2024, Planning Board Monthly 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.

CONCEPTUAL REVIEW REVISED SITE PLAN REVIEW NIAGARA MOHAWK dba NATIONAL GRID 3398 West Lake Rd., Tax Map # 64.-2-39 & 64.-2-40.122.

Arne Larsen came forward to give an update on the proposed substation expansion project.

- They have received DEC approval and a permit regarding SWPPP coverage.
- The site plan shows the location and orientation of the electrical equipment proposed in the substation area. The expansion of this substation at this location will result in the removal of an older substation at 3514 West Lake Rd.
- Screening with security concerns was discussed. Member O'Shea offered a solution soil berm with low native shrubs or a pollinator soil mix.
- Lighting mast with floodlights will be activated when working on the site. There will be two lights mounted to the door switchgear cabinets. One on the west and the other on the north side. Both will be downward facing and night sky compliant. The neighborhood will benefit from lighting improvements. The Planning Board will need to see the photometric lighting plan as part of the approval process.
- In conversation with NYSDOT regarding the new driveway to the north which is needed for equipment installation. When the project is complete the middle driveway will be removed, and grass planted.

Chair Harris said the Public Hearing will be at 7:10 PM on May 13, 2024. The Secretary will do the required publication and notifications.

Those presenting for Niagara Mohawk dba National Grid departed at 7:30 PM.

During the meeting, Joshua Bruckel, Don Mills, and Dan Mastasio presented their proposal for the expansion of Quicklee's Car Wash located at 4310 Lakeville Rd., Tax Map #81.-1-29.41.

Chair Harris explained that the Planning Board requires certain information to be filed for preliminary site plan approval, and applicants must comply with Town Code 106-52.5. The board discussed several items that are needed to move forward with the application, which include a drainage plan, landscaping plan, full-size drawings, exterior building plan, architecture plan, survey, traffic pattern/flow, elevations, and setbacks. The applicant also needs to submit the required documents to MRB, James Oberst, along with the Town.

Chair Harris further explained that a special use permit will be required for site plan revision, and anything on the site must be updated to meet the current Town Code.

Town Code. J. Radesi, CEO, also mentioned that the pond area is part of the parcel.

Member Irwin stated the board is not asking for anything more than we do of any applicant that comes before this board.

Those presenting for PEMM LLC Quicklee's departed at 7:45 PM.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Chair Harris reminded the board of the working meeting scheduled with Gary Mix on Monday, April 22, 2024, at 7:00 PM to discuss community traffic and safety concerns.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 8:15 PM.

Member Maxwell 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