

**MINUTES
Town of Geneseo
Planning Board Regular Monthly Meeting
and
Public Hearing
November 13, 2023
7:00 PM**

Members Present:

Robert Harris, Chair
Jennifer O'Shea
Charles Maxwell
Robert Irwin
Philip Betette
Floyd Streeter, alternate

Excused: Mark Sheppard
Absent: Patricia Ford

Others in Attendance:

Jared Radesi, Code Officer
James Oberst, Engineer
Veronica Devries Town Attorney
Eric Drazkowski, Excel Engineering (Millstone Develop.)
Matt Lester, Millstone Development
Anthony Gizzie, Millstone Development
Devin Dal Pos Millstone Development
Ryan McCune, Nexamp/ Jaycox Creek 2
Fred Ball, Nexamp/Jaycox Creek 2
Stephen Scofield, Three Puffins LLC. /Docherty
Susan Docherty, Three Puffins LLC.
Don Mills, Executive Director (Developer Morgan Estate)
Peter Morse, (Architect)
Alex Wilkins, SUNY Geneseo Hockey Team
Alex Dameski, SUNY Geneseo Hockey Team
Calier Diceman, SUNY Geneseo Hockey Team
Nate Poolman, SUNY Geneseo Hockey Team
Thomas Winn, SUNY Geneseo Hockey Team
Christian Roth, SUNY Geneseo Hockey Team
Don Bosio, SUNY Geneseo Hockey Team Coach
Debbie Streeter, Deputy Clerk Secretary

CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the November meeting to order at 7:04 PM. The Chair announced Floyd Streeter as a voting member as Mark Shepard was unable to attend. Patricia Ford was absent. There was a quorum.

CODE OFFICER REPORT.

Jared Radesi, Code Enforcement Officer, distributed the monthly reports dated 10/01/2023 - 11/13/2023. Chair Harris asked why a garage on the lake costs \$140,000.00. CEO Radesi explained they are building twenty-four feet (24') x twenty-four feet (24') garage, tearing up the driveway, moving it to stay within the code setbacks with a new deck to connect. He has started fire inspections, reported we have lake projects coming in and no new update on Goodwill. At this point everything with Goodwill has expired, and they would have to come back before the Planning Board.

COUNTY PLANNING BOARD REPORT.

CEO Radesi reported at the November meeting a new cell tower will be going in at the Hemlock Fairgrounds. Minutes of meetings are at www.livingstoncounty.us/agendacenter.

REVIEW OF THE OCTOBER 2, 2023, PLANNING BOARD MINUTES.

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

Jennifer O'Shea made the motion to accept the October 3, 2023, Planning Board Minutes as presented.

Floyd Streeter seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris explained how tonight's proceedings will take place to make it work for everyone. We have two (2) public hearings, two-lot subdivision, and special use permit on the agenda tonight. We are going to go through the agenda and will circle back to Millstone and Jaycox Creek.

PUBLIC HEARING for MILLSTONE FINAL SITE PLAN/SUBDIVISION AND SPECIAL USE PERMIT for MILLSTONE DEVELOPMENT, Gateway Drive, tax map# 81.-1-29.125 and #81.-1-29.126.

Chair Harris opened the public hearing at 7:15 PM. Eric Drazkowski and Matt Lester came forward to summarize the above project with updates. Eric Drazkowski, from Excel Engineering presented a large poster display demonstrating changes in the plans. The subdivision would combine lots 2 and 3. Millstone is looking for final approval of subdivision and site plan. They stated that they have worked through and addressed storm water. They continue to collaborate with DOT on traffic light and have contingent variances from the Zoning Board of Appeals. Matt Lester, Millstone Developer explained the project consists of two (2) building shells with four (4) total tenants.

Chair Harris requested public comments at 7:25 PM.

Don Bosio, 2022 SUNY Geneseo Graduate and current hockey coach is in support of the project. He believes it will be a big benefit for the community.

Thomas Winn, SUNY Geneseo Junior from Rochester spoke in support of the project. He stated that Chipotle provides a good pregame meal.

At 7:26 PM Chair Harris repeated the request for public comments. There were none from the floor. He asked for a motion to close the hearing.

Robert Irwin made the motion to close the public hearing at 7:29 PM

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

SUNY Geneseo Hockey players departed at 7:29

PUBLIC HEARING for FINAL SITE PLAN and SPECIAL USE for JAYCOX CREEK SOLAR 2, tax Map #72.-1-25.124 (south of Lakeville Rd., 0.52 miles NE of Country Club Rd.)

Chair Harris opened the public meeting at 7:30 PM. Ryan McCune and Fred Ball came forward to summarize the above project with updates. Solar project of seventeen (17) acres, 3.25-megawatt AC system, single axis trackers (follow the sun) for higher production, generated locally with local consumption. Nexamp has obtained approvals from various agencies in regard to this project.

Chair Harris requested public comments at 7:43 PM.

CEO Radesi referenced the letter received from Genesee Valley Conservancy (GVC). GVC was approached by Nexamp about potential projects. GVC described needs and plans which fit Nexamp's company goals and interests.

Devin Dal Pos, Millstone Development stated his support of the project. He believes it helps with the state's environmental goals.

At 7:46 **PM** Chair Harris repeated the request for public comments. There were none from the floor; he asked for a motion to close the hearing.

Philip Bette made the motion to close the public hearing at 7:47 PM

Floyd Streeter seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

TWO-LOT SUBDIVISION: DOCHERTY, SUSAN, 4275 Lima Rd., tax map #72.-1-42.211.

Stephen Scofield, Son to Susan Docherty came forward to explain the subdivision. They explained the plan to sell the house along with two (2) acres.

Chair Harris explained a matter of procedure. The application was submitted right before setting the agenda. The application submitted for review was for a one (1) lot subdivision. This is actually a two (2) lot subdivision (large lot breaking into two pieces). A new application for a two (2) lot subdivision and a survey that shows the original lot boundaries as well as the new boundaries will be needed. A licensed land surveyor must sign it.

Those presenting for Docherty departed at 7:55 PM.

SITE PLAN/SPECIAL USE PERMIT: BROCKEL, PETER, 4577 Morgan View Rd., tax map #81.-1-29.61

Peter Morse, architect and Don Mills, Executive Director came forward and introduced this project. The building used to be Latimore Physical Therapy. The building is across from Morgan Estates. It is a 4000 sq. ft. building with required work primarily on the interior. It will require a water line for a sprinkler system and automatic generator for backup power. Peter Morse states it will be converted into five (5) units with kitchenettes. The floor plan is self-explanatory with the addition of new windows. It is to be congregate living. This is not assisted living, independent living or a nursing home. It will be for the frail elderly. Don Mills states food will be brought in. There is plenty of parking, and laundry service will be available. It will not have a full-time building manager, but it will have housekeeping Monday- Friday.

Jennifer O'Shea stated this is a great project, happy to see vacant buildings being repurposed and she would like to see outside space for the residents. If this five (5) units building is successful would like to see similar options to expand.

Jennifer O'Shea made the motion for preliminary approval for SITE PLAN/SPECIAL USE PERMIT: BROCKEL, PETER, 4577 Morgan View Rd., tax map #81.-1-29.61.

Philip Betette seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:15 PM on December 11, 2023. The Secretary will make the required publication and notifications.

Those presenting for Bruckel departed at 8:10 PM.

At 8:11 PM Chair Harris invited Millstone back to the table for discussion of their project. Matt Lester came forward and made a comment on subdivision. Matt Lester stated that he would like to get site plan approval at tonight's meeting. Chair Harris stated this is not going to happen.

Eric Drazkowski stated that changes we made based on the MRB comment letter.

- Dumpster relocated and consolidated to one (1) located in the northeast corner.
- Volunteer Road has been restriped to include a turn lane.
- Internal path was added through the middle.
- Design still includes 82 parking stalls, 50% above the 55 allowed by Town code.

Discussion started about the location of sidewalks, crosswalks, landscape, and how pedestrians are going to get from the parking lots to businesses. Eric Drazkowski shared comments that potential tenants did not want crosswalks crossing through the drive thru. They prefer pedestrians to cross at stop signs. Discussion continued about how to get a crosswalk across the drive thru and how to get from Gateway Drive. Access to the buildings is on both the north and south sides. CEO Radesi shared his concerns about pedestrians crossing through the drive thru lane. The sidewalk/crosswalk discussion continued for some time. A solution could be to remove part of the sidewalk and make it a green space. Create a middle crosswalk and keep the remainder of the sidewalk.

Chair Harris asked when floor plans will be provided. The Planning Board has asked for them four (4) times. The Architectural Review Committee does not have them yet. Matt Lester stated they do not have construction drawings or concept drawings. Tenants are waiting for site plan approval.

Jennifer O'Shea asked about opaque vs glass on the building. She would like to see where it is going to be opaque and where transparent on these buildings. Jennifer would like to see opaque material and colors. CEO Radesi concern is in the percentage of light. What is going to be in the blackout glass. Percentage of light is a New York State code. Our Town code also requires transparency of 70% or greater of wall area.

Bob Irwin stated the Architectural review committee met today with the intention of giving the Planning Board its recommendations. They did not have everything needed to make that recommendation.

Items needed for the review to happen:

- Site plan drawing
- Parking
- Test fit floor plan
- Sidewalks
- Crosswalks
- Roof top units with screening

- Energy calculations
- Lighting and amount of natural light
- Colors
- Exterior building materials

Chair Harris stated there would not be a vote tonight. The Planning Board does not make a final decision on a major project thirty (30) minutes after a public hearing.

Chair Harris asked about the status of NYS DOT's position with respect to the traffic light. Eric stated that DOT is still performing a review to see if the traffic light is warranted. Millstone is willing to pay for the light, but DOT may decide that a light is not warranted.

Eric Draskowski made a chart to show parking based on adequate amount needed for use and user's minimum per request from tenants. The planned number of stalls is currently eighty-two (82). The town code calls for the maximum number of spaces to be fifty-five (55) for this project. Chair Harris requested a copy of the color-coded parking chart Millstone presented to be forwarded to the Town to aid in our review.

Those presenting for Millstone departed at 9:15 PM.

At 9:16 PM Chair Harris invited Jaycox Creek/Nexamp back to the table for discussion of their Project.

Ryan McCune explained the loose ends of the project.

- State Pollutant Discharge Elimination System (SPDES) Permit Program.
- NOI with the SWPPP until SEQR is done along with final Site Plan. The way SWPPP was done accounts for both projects, to be covered under one State SPDES permit.

Two changes to the overall Site Plan

- Removal of a utility pole.
- Addition of soil stockpile at the back of the property. Soil stockpile will be stabilized with wood chips, then seed using a pollinator mix. Soil stockpiles will remain through the balance of the project and used for remediation when all said and done.
- Vast majority of changes were changes to address comments from Jim Oberst, Engineer to make sure everything was cleaned up from his letter mainly clarifications.

Jaycox Creek/Nexamp has partnered with the Genesee Valley Conservatory (GVC). Fred Ball has been collaborating with Ben Gajewski, Executive Director, to fund the Island Preserve Property. GVC plans to use the donation to plant a mix of native grassland and wildflower species on this parcel to support bird and pollinator habitat. It will also enhance and re-establish hedgerows around the property with native trees. The donation will take place after the first of the year.

The Planning Board applauded Jaycox Creek/Nexamp on the partnership with GVC.

Ryan McCune asked if the Planning Board has everything needed concerning SEQR from Jaycox Creek/Nexamp to make a decision at the December 11, 2023, meeting.

Those presenting for Jaycox Creek departed at 9:40 PM.

ADJOURNMENT.

There being no further new business or announcements, the Chair called for a motion to adjourn.

Charles Maxwell made the motion to adjourn the meeting at 9:53 PM.

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Respectfully submitted,

Debbie Streeter, Deputy Clerk
Secretary ZBA

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Attachment: Code Office Report November 2023
Genesee Valley Conservancy Letter

Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 10/01/2023 -11/13/2023

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
23-0113 Alan & Linda Coats	10/06/23		Alan & Linda Coats 3348 WEST LAKE ROAD	64.-2-37		23,550.00	32' X 24' Pole Barn, Accessory Structure
23-0114 MORGAN ESTATES LLC	10/11/23	10/11/23	MORGAN ESTATES LLC 4349 CLEARVIEW DRIVE	81.-1-29.44 4349	75.00	22,000.00	Tear off and re-roof
23-0115 MORGAN ESTATES LLC	10/11/23	10/11/23	MORGAN ESTATES LLC 4343 CLEARVIEW DRIVE	81.-1-29.44 4343	75.00	22,500.00	Tear off and re-roof
23-0116 MORGAN ESTATES ACF LP	10/11/23		MORGAN ESTATES ACF LP 4588 MORGAN VIEW ROAD	81.-1-29.45	200.00	20,000.00	Remove and replace carport and entrance columns
23-0117 Gale Hazen	10/14/23		Gale Hazen 4286 RESERVOIR ROAD	81.-2-48.111	50.00	15,000.00	Demolish old garage and replace with a pre-fabricated greenhouse 16' X 10'
23-0118 Ann W. Morss	10/15/23		Ann W. Morss 4281 HUSTON ROAD	63.-1-11	63.00		Remove old deck, Build new 8' X 8' deck w/ composite materials
23-0120 Terrence Dacey	10/15/23		Terrence Dacey 4583 WEST LAKE ROAD	82.68-1-5	264.00	140,000.00	Build 24' X 24' detached garage w/ new deck to connect
23-0121 William Cartwright	10/15/23		William Cartwright 4412 COUNTRY CLUB ROAD	72.-1-29	280.00	20,000.00	Build a 40' X 20' Pole barn 10' from rear property line as per ZBA Variance
23-0123 MAHONEY, SARA E	10/24/23		MAHONEY, SARA E 5244 WARNER ROAD	99.-1-17.2	50.00		12' X 18' Prefabricated Shed
23-0124 ARGENTA MARK	10/24/23		ARGENTA MARK 4222 RESERVOIR ROAD	81.-2-29	213.00	35,000.00	Demo kitchen, remove 2 walls, relocate half bathroom, renovate space, install new kitchen cabinets and appliances
23-0125 B.E.H.L. REALTY, LLC	11/04/23		B.E.H.L. REALTY, LLC 5315 NORTH POINT DRIVE	91.28-1-9	75.00	700.00	Small addition to West side of deck
23-0126 Jeanne Bowman	11/04/23		Jeanne Bowman 4505 LONG POINT ROAD	81.-2-50	50.00	6,000.00	Backup Power Generator

Total Count: 12

Total: \$1,395.00 \$304,750.00

Town of Geneseo Code Enforcement Office

Other Permit Summary by Application Date Range: 10/01/2023 -11/13/2023

Permit# Applicant Name	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
23-0122 <u>Eric Bentley</u>	10/20/23	Peter S. Bruckel <u>4577 MORGAN VIEW ROAD</u>	81.-1-29.61	75.00	Demolition Permit <u>Demolition of interior of</u> building	
T	APY					
23-0130 GENESEE COUNTRY CHRISTIAN	11/13/23	GENESEE COUNTRY CHRISTIAN 4120 LONG POINT ROAD	90.-1-4.2	100.00	Fire Safety and Property Maintenance Inspections 0	Fire extinguishers were inspected!
Total Count:	3	Total:		\$250.00		



Genesee Valley Conservancy

November 7, 2022

Town of Geneseo
Robert Harris
Geneseo, NY 14454

Dear Chairman Harris, et. al.:

I wanted to provide some insight into a project we've been working on with Nexamp, as they suggested there may be some interest by the planning board to learn about this effort.

Foremost, Genesee Valley Conservancy has a long history of working with willing partners on conservation work, but expressly not commenting or engaging on projects within municipalities (in support of, or in opposition of) for which we are not directly involved. I need to maintain this tradition, as our Board has not reviewed the details of the project before the town. Therefore, I hope this letter will provide useful insights for you and the Board on how we are working with Nexamp. If you wish to hear directly from me about our project or would like further information, I would be happy to attend a meeting or provide details to the board.

Background

Genesee Valley Conservancy recently acquired 17 acres of land in the Village of Geneseo, directly adjacent to the Island Preserve which we've owned and managed since 2004. This 'expansion parcel' as we are calling it, expanded the preserve to 59 acres.

The Island Preserve is open to the public, free of charge, from sun-up to sun-down for low impact recreation. We maintain a pond, a small forest, and large grassland fields on the property. Every Geneseo Central School graduate has visited this preserve as part of their coursework in at least one class during their time in school. Otherwise, community members enjoy walking on the property and viewing nature right within the village.

The Project

As for the project at hand, the expansion parcel was a key acquisition for us. It had been farmed intermittently over the years, and it provided a key connection between the Island Preserve and Lima Road residents, giving this populated area of the village walking access to the trails of the property *and* allowing students to walk a short half-mile route to school versus a two mile walk if they had to go to North Street and onto Route 39.

"To protect the habitat, open space, and farmland of the Genesee Valley region."

www.GeneseeValleyConservancy.org
PO Box 73, One Main Street, Geneseo NY 14454
585-243-2190



Second, we saw this field as a valuable habitat restoration area. The field was not always tillable due to wet soils, and its location surrounded by residents and with access via a residential street made it not the most ideal parcel to farm. We wanted to extend our grassland and wildlife habitat from the Island Preserve onto this parcel, giving us 17 more acres of permanent vegetation to support greater numbers and variety of wildlife throughout the year. While we established the original Island Preserve with grassland birds in mind, we are aiming to include more pollinator friendly plant species on this new piece so we are expanding upon and enhancing our past efforts.

Post-acquisition of the expansion parcel, our challenge has been to secure the funding necessary to prepare the ground for planting, buying native seeds and tree species, so we could restore thriving habitat on this parcel.

We were approached by Nexamp about potential projects and described our needs and plans for the expansion parcel, which thankfully fit their company goals and interests.

Our plans are to plan a mix of native grassland and wildflower species on this parcel to support bird and pollinator habitat, enhance and re-establish hedgerows around the property with native trees - including reestablishing buffers along drainage ways - and to plant native wetland species in the wet prone areas of the property that would have traditionally supported wetland plants prior to being farmed.

We will also be establishing trails on this parcel to expand the recreational opportunities for the community. A trailhead has been established on this parcel, already giving the community access to the original Island Preserve section. A kiosk/parking area are also envisioned to help define this property and increase visibility and accessibility for the community.

Nextamp has agreed to fund much of the habitat restoration work around planting trees, creating vegetative buffers around the property, and seeding permanent grass and wildflowers. We have a signed donation agreement with Nextamp in place, for which we anticipate receiving their donation in Q1 of 2024 which will allow us to finalize restoration plans this winter, before beginning ground preparations and restoration work in Q2 and Q3 of 2024.

After the property is planted, we will have a ~10-year stewardship phase to ensure the restoration work is successful, during which we will address any replanting needs and work to monitor and remove encroaching invasives species. Long term, we intend to own this parcel indefinitely, maintain the habitat benefits of the property while offering public access for low impact recreation for the public.

If you or the board wishes to hear further information on this project, I would be pleased to provide it. Enclose is a property map to help you visualize the project site.

Sincerely,



Benjamin Gajewski, Executive Director

Island Preserve, Geneseo



Legend

0 0.05 0.1 0.2 0.3 0.4 1.5 Miles

D Conservancy preserve

Trail (white dashes)

Base map

t

Map provided for general reference and is not survey quality.

11/7/2023
BWG



**Genesee Valley
Conservancy**