

MINUTES
Town of Geneseo
Planning Board
Regular Monthly Meeting
October 2, 2023
7:00 PM – 7:55 PM

Members Present:

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

Excused: Philip Betette

Others in Attendance:

James Oberst, MRB
Jared Radesi, Code Officer
Fred Ball, Nexamp
Emily Lukasik, LaBelle
Ryan McCune, Nexamp
Anthony Gizzie
Matt Lester, Caliber Brokerage, Millstone Dev.
Devin A. Dal Pos
Geneseo Town Attorney
Diane McMullan, Secretary

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the regular October meeting to order at 7:00 PM. The Chair announced Floyd Streeter as a voting member as Philip Betette was excused. There was a quorum.

2. CODE OFFICE REPORT.

Code Officer Jared Radesi distributed the Code Report from 09/01/2023 to 10/02/2023 to members present at this evening's meeting. Chair Harris asked members if there were any questions or comments. Code Officer Radesi remarked on several pole barns built as homes and explained what differentiates an inhabitable building from one that is not. Robert Irwin remarked about another situation involving a person in a vehicle. J. Radesi also was aware of it.

3. COUNTY PLANNING BOARD REPORT.

The County Planning Meeting had occurred September 14 and dealt with Jaycox Creek Solar 2. It was voted down due to the project being on prime soil.

4. REVIEW SEPTEMBER 11, 2023 Planning Board Minutes UNAPPROVED.

Chair Harris requested that the above minutes be reviewed and requested comments. There were none.

Mark Shepard made the motion to approve the September 11, 2023, Planning Board Minutes as presented.

Charles Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. MILLSTONE DEVELOPMENT SUBDIVISION/SITE PLAN (LOTS 2 & 3), Gateway Drive, tax maps #81.-1-29.125 and #81.-1-29.126.

Matt Lester and Devin Dal Pos were present to speak about this project, specifically, the two tenant shells.

There is to be one quick-serve drive-thru restaurant and a three-unit multi-tenant building including a coffee shop and two retail users. The project is a part of phase 2 of the approved 2020 Geneseo Commercial Development along 20A (and Volunteer Road).

A subdivision application was submitted for this meeting combining lots 2 and 3. Revised site plans accompanied this. There exists a dumpster which will be relocated from the center to the northeast corner. One additional parking space was added.

Planning Board preliminary approval is requested by the developer this evening. An approval voting date was also requested from the Architectural Review Board (ARB). Robert Irwin, an ARB member, said they will vote soon but requested that interior design plans be supplied soon.

Members of the Planning Board objected to the large amount of parking required for each tenant. Jennifer O'Shea spoke about excess parking vs Town Code allowances. Matt Lester said the tenants absolutely cannot reduce their parking requirements. Both Starbucks and Chipotle view the parking permitted as inadequate. Starbucks is willing to relocate with Chipotle, but Jersey Mike's still requires more parking. All tenants – (Starbucks, Chipotle, Jersey Mike's, and AT&T) – are all "under parked." It is felt that the Town Code is overly restrictive. Jennifer O'Shea spoke and pointed out that the developer is serving their tenants. However, she said, the Planning Board is serving the community via the Town Code allowances.

Devin Dal Pos spoke about balancing various tenant needs such as hours of operation, and parking with the Town Code requirements for landscaping, etc. Various steps have already been satisfied by the developer obtaining ZBA variances before returning for Planning Board parking approval. The 15-year tenant leases with each tenant occupying under 2500 sq. feet will be very desirable for the Town.

The parking discussion then continued for some time. Chair Harris requested a public hearing motion.

Robert Irwin made the motion for a Public Hearing on November 13, 2023.

Mark Shepard seconded the motion.

AYES: Robert Harris, Robert Irwin, Patricia Ford, Mark Shepard, and Floyd Streeter.

Opposed: Charles Maxwell and Jennifer O'Shea.

Abstained: None.

MOTION CARRIED.

Chair Harris said that a site plan must now reflect adjustments in erosion control, corrected building entrances, and the adjusted dumpster location. Parking discussions can continue, and members of the public may voice suggestions and other comments at the Public Hearing. Changes must be coordinated.

Jim Oberst, Town Engineer, spoke and said he had received a response letter from the developer this evening.

6. JAYCOX CREEK SOLAR 2: located south of Lakeville Road and 0.52 miles northeast of the Country Club, tax map #72.-1-25.124.

Ryan McCune, Nexamp, spoke about the revised plans submitted. He had attended the County Planning Board meeting in September. There were concerns about the reforestation efforts, the permeable road, and the project's accessibility of the western portion for emergencies. The project had been voted down.

Fred Ball and Emily Lukasik were also present to speak about the solar project. Changes in configuration were small. Nexamp is attempting to obtain Mr. Brady's signature for an easement. The size of Jaycox Creek Solar 2 has been revised to 3.75MW due to elimination of the western portion and road over the easement. Six array rows had been added on the eastern portion. R. McCune noted that approval had just been received from the Agricultural Protection District, possibly because there was no active farmland.

Code Officer Radesi reported that the access road will have a deeded easement should the project be sold.

Chair Harris inquired about National Grid poles and pad mounts. R. McCune said that National Grid is requesting additional payment from Nexamp and suggested the Town make the pad mounts a final condition for approval. There is also a proposed lease which is a plan how all the projects will interact with each other. Knox boxes will be included for access. (The project is over the 50-foot setback buffer.) R. McCune also reported that the project still exceeds the mitigation threshold requiring Nexamp payment.

Chair Harris asked Jim Oberst for input. There was a 9-29-23 MRB letter.

Floyd Streeter made the motion for a Public Hearing for Jaycox Creek Solar 2 on November 13, 2023.

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS.

There was an open discussion among members about the Millstone Development parking and site plan legal issues.

The Secretary requested that members' training hours be submitted ASAP as they are due the end of December 2023. Each member has a four-hour requirement/year.

Of note, there was a recent email from Heather Ferrero regarding a farm tour which involves more than four hours.

8. ADJOURNMENT.

There being no additional business or announcements, Chair Harris requested adjournment.

Robert Irwin made the MOTION to adjourn the meeting at 7:55 PM.

Mark Shepard SECONDED the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Diane McMullan, Secretary
Planning Board

dmm

Attachment: Code Report 09/01/23-10/02/23