

**MINUTES
Town of Geneseo
Planning Board
Regular Monthly Meeting
And Public Hearing
September 11, 2023
7:00 PM – 7:55 PM**

Members Present:

Robert Harris, Chair
Mark Shepard
Charles Maxwell
Robert Irwin
Philip Betette
Floyd Streeter, alternate

Others in Attendance:

Kevin O'Donoghue, Houghton Subdivision
Douglas Houghton, Subdivision
Fred Ball, Nexamp
Diane McMullan, Secretary

Excused: Jennifer O'Shea

Absent: Patricia Ford

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the regular September meeting to order at 7:00 PM. The Chair announced Floyd Streeter as a voting member as Jennifer O'Shea was unable to attend. Patricia Ford was absent. However, there was a quorum.

2. & 3. CODE OFFICE REPORT and COUNTY PLANNING BOARD REPORT.

Code Officer Jared Radesi was unable to attend this evening's meeting. However, the Code Office Report 8/01-9/09/23 was available and distributed to Planning Board members in his absence. Chair Harris asked members if there were any questions. There were none.

4. REVIEW AUGUST 14, 2023_Planning Board Minutes UNAPPROVED.

Chair Harris requested that the above minutes be reviewed and any corrections to be made noted. The Secretary called attention to Code Officer Radesi's corrections which were attached to the minutes distributed. Changes were made on page one regarding the Hammocks, and on page three correcting Fire "Marshall" to Fire "Chief."

Charles Maxwell made the motion to approve the August 14, 2023 Planning Board Minutes as amended.

Philip Betette seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. PUBLIC HEARING for DOUGLAS HOUGHTON SUBDIVISION, 4047 Graywood South, tax map #74.77-1-2.

At 7:15 AM Chair Harris opened this Public Hearing for discussion regarding this subdivision/lot line adjustment. Kevin O'Donoghue, L.S. submitted this subdivision dealing with three parcels and was present to answer questions.

He explained that the owner wishes to sell lot 3. Plans are to build a shared garage (with a neighbor) on middle parcel 2. Lot 1 will remain. Remaining land is to be merged with the two existing parcels. This is also referred to as a lot line adjustment in the subdivision process by Kevin O'Donoghue, L.S. and Douglas Houghton, the applicant.

Charles Maxwell spoke and said the land had been owned by Maxwell Farms but was not suitable for farming.

Chair Harris asked if there were changes or if there were comments from the floor. The mylar was displayed for board members to examine. Douglas Houghton said that lot 3 had already been sold. There were no other comments. A motion to close the public hearing was requested by the Chair.

Robert Irwin made the motion to close the Public Hearing at 7:19 PM.

Mark Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris noted before doing SEQR that Code Officer Radesi wish the fact that a primary structure must be present before building a garage on agricultural land.

SEQR was then done with Planning Board members. All answers were "no."

Mark Shepard made the SEQR MOTION for negative declaration 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.

Floyd Streeter SECONDED the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Mark Shepard made the MOTION for FINAL APPROVAL for the Douglas Houghton Subdivision/Lot Line Adjustment.

Philip Betette SECONDED the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

County Planning had voted this "local option."

Chair Harris announced that maps would be signed and the Secretary would notify K. O'Donoghue when they were available at the front desk to be filed with the County Clerk.

6. JAYCOX CREEK SOLAR 2, tax map #72.-1-25.124. (South of Lakeville Rd., 0.52 miles northeast of Country Club Rd.) Project is a proposed development, to include 6.41 MW DC solar array, a gravel access road, and concrete equipment pads.

Fred Ball, Nexamp, was present this evening as Ryan McCune had a conflict. He gave an update, although there was no new material regarding the 4MW solar system proposed. Nexamp is awaiting the County Planning meeting this Thursday, September 14, when this project is to be discussed. He said his purpose in attending was to request a Public Hearing in October.

Chair Harris reported that Code Officer Radesi had discussed with the Fire Chief that the road in question must be operational before a Public Hearing is scheduled. F. Ball said that the western array will be "dumped" and trees not removed in that area if the road is not operational if the road is not operational by that time.

Chair Harris requested a new set of plans (and application forms) if that is to be changed. F. Ball said he was not aware that would be needed. He confirmed that since he was unable to schedule a Public Hearing, he would convey this information to Ryan McCune. Changes will be made and submitted, he said and left at 7:40 PM.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Chair Harris announced cancellation of a tentative September 25th Work Meeting. There is a tour of Livingston County Solar Projects on September 22. Heather Ferrero is to be contacted. An email was sent to members. There are also Planning and Zoning School Trainings offered on September 22, October 13, and October 30, 2023. Members wishing to attend must give their registration forms to the Planning Board Secretary so that payment by the Town Clerk can be arranged. (Both C. Maxwell and R. Irwin will submit their registrations.)

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, Charles Maxwell, Philip Betette, Floyd Streeter, and Mark Shepard.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Diane McMullan, Secretary
Planning Board

dmm

Code Report 8/1-9/9/23

Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 08/01/2023 - 09/09/2023

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
23-0081 Paul Buchbinder	08/02/23		Paul Buchbinder 4546 RESERVOIR ROAD	81.-2-47.21	200.00	50,000.00	36' X 18' Inground Pool
23-0082 Paul Buchbinder	08/02/23		Paul Buchbinder 4546 RESERVOIR ROAD	81.-2-47.21	244.00	15,000.00	Pool House Accessory Pavilion 24' X 24'
23-0083 Diane S. Hamula	08/02/23		Diane S. Hamula 5369 RESERVOIR ROAD	82.-1-48	75.00	1,000.00	Rehabilitation to an existing deck, to include new decking, stairs, railing and structural fixes.
23-0085 MORGAN MATHEW	08/08/23		MORGAN MATHEW 5258 LAKEVILLE ROAD	73.-1-8	35.00	120,000.00	120' X 72' Accessory Building
23-0086 CAPEL MICHAEL	08/14/23		CAPEL MICHAEL 4884 BURBANK DRIVE	82.-2-38.12	75.00	15,000.00	18' X 10' Shed
23-0088 WEGMANS FOOD MARKETS	08/17/23		HOR GEN MANAGEMENT, LLC 4287 GENESEE VALLEY PLAZA	81.-1-29.122 4287		144,400.00	Multi Departmental Remodel
23-0089 Sandra Eddy	08/21/23	09/02/23	Sandra Eddy 4567 RESERVOIR ROAD	82.-1-4	75.00		6' Privacy Fence along the East side of the property and returning to the front of the house. Fence to be constructed with posts facing the neighbor as agreed to by the neighbors on 8/5/2023
23-0090 David Pschierer	08/21/23		POWERS, ROBERT 3920 LAKEVILLE GROVELAND	73.-1-34.12	75.00	10,000.00	Installation of Generac 22KW Home Standby W/ 200 Amp ATS
23-0093 SHAW-SLOAT FAMILY	08/24/23		SHAW-SLOAT FAMILY 4893 STONEHOUSE DRIVE	91.44-1-10.32	100.00	8,600.00	20' X 12' Deck over old/existing infrastructure area
23-0094 Bruce T. Bennett	08/24/23		Bruce T. Bennett 5417 RESERVOIR ROAD	82.60-1-1	75.00	2,200.00	Change out existing panel service and install electric for a hot tub to be placed on the existing deck.
23-0097 Hugh Gasper	08/29/23		Hugh Gasper 5505 EAGLE POINT DRIVE	83.37-1-3	50.00	350,000.00	Renewal of permit for New Construction Single Family Home 3276 sq. ft. (old permit #22-0017)
23-0098 Darren DeWispelaere	08/29/23		Justin M. Weis 5521 GRAY ROAD	73.-1-19.4	150.00	41,000.00	Installation of a Geothermal ground loop system to heat and cool the existing residence.

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
23-0099 Darren DeWispelaere	08/29/23		Justin M. Weis 5521 GRAY ROAD	73.-1-19.4	100.00	20,000.00	Installation of a Solar Photovoltaic Ground Mounted Array to provide power to the existing residence.
23-0100 CULLY, SEAN P	09/02/23		CULLY, SEAN P 4029 ROOTS TAVERN ROAD	63.-1-6	35.00		72' X 36' Agricultural Accessory Building
23-0101 BALLOU, TRACY H.	09/02/23		BALLOU, TRACY H. 5240 WARNER ROAD	99.-1-17.1	115.20		24' X 24' Accessory Structure (detached garage)
Total Count:		15		Total:	\$1,404.20	\$777,200.00	

Town of Geneseo Code Enforcement Office

Other Permit Summary by Application Date Range: 08/01/2023 - 09/09/2023

Permit# Applicant Name	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
23-0087 Arby's	08/14/23	Arby's 4419 Genesee Valley Plaza	A 81.-1-29.121	50.00	Operating Permit :Public assembly -occupant	
23-0092 SAINT TIMOTHY LUTHERAN	08/22/23	SAINT TIMOTHY LUTHERAN 5015 LAKEVILLE ROAD	73.-1-3.2	75.00	SIGN Replace old sign with new 30 sq. ft. sign with ground clearance under 30"	
23-0091 THREE PUFFINS, LLC	08/22/23	THREE PUFFINS, LLC 4275 LIMA ROAD	72.-1-42.211	35.00	Demolition Permit Demolition of a horse barn	
23-0095 HOR GEN MANAGEMENT, LLC	08/25/23	HOR GEN MANAGEMENT, LLC 4305 GENESEE VALLEY PLAZA	81.-1-29.122	50.00	Fire Safety and Property Maintenance T-Mobile Mercantile	T-Mobile Maercantile
23-0096 HOR GEN MANAGEMENT, LLC	08/25/23	HOR GEN MANAGEMENT, LLC 4305 GENESEE VALLEY PLAZA	81.-1-29.122	50.00	Operating Permit :Public assembly -occupant	T-Mobile Mercantile
23-0103 Allyn Barnard	09/07/23	Allyn Barnard 4601 WEST LAKE ROAD	82.76-1-1	75.00	EROSION CONTROL PERMIT Lake Shore Patio Pavers, To be controlled with properly installed silt fencing and monitored	
Total Count:		6	Total:		\$335.00	