

MINUTES
Town of Geneseo
Planning Board Regular Monthly Meeting
July 10, 2023
7:05 PM – 8:50 PM

Members Present:

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

Others in Attendance:

Jared Radesi, Code Officer
Stephen Scofield, Subdivision
Susan Docherty, Subdivision
Lauren Rodriquez, LaBella/Jaycox Creek 2
Fred Ball, Nexamp/Jaycox Creek 2
Ryan McCune, Nexamp/Jaycox Creek 2

Excused: Philip Betette
Charles Maxwell

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the July meeting to order at 7:05 PM. Floyd Streeter was announced by the Chair as a voting member in Philip Betette's absence. There was a quorum.

2. CODE OFFICE REPORT.

Jared Radesi, Code Officer, distributed the Code Office Report dated June 10 through July 10, 2023. There was a brief discussion about the building permit submitted by Nexamp/Jaycox Creek Commercial Solar, and the fact the project was being referred to as "Jaycox Creek 1." It had originally been submitted and approved as "Jaycox Creek."

3. COUNTY PLANNING BOARD REPORT.

Jared Radesi reported that County Planning would not meet until Thursday, July 13. Therefore, there was no report.

4. REVIEW OF THE June 12, 2023, PLANNING BOARD MINUTES.

Chair Harris requested that members review and vote on the above minutes. Chair Harris wished to correct page 3, paragraph 4 to read as follows: "The developer must speak with Fire Chief Chandler and Code Officer Radesi will follow-up." This correction will be made.

Jennifer O'Shea made a motion to approve the amended June 12, 2023 minutes.

Mark Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. PUBLIC HEARING for the TWO-LOT SUSAN DOCHERTY SUBDIVISION, 4181 Country Club Rd., tax map #72.-1-5. Applicant: Stephen E. Scofield

Chair Harris opened the Public Hearing at 7:10 PM for the above subdivision. He inquired of the applicant if there was anything to update or add. There was not. The hearing was held open for several minutes as Chair Harris asked if there were comments from the floor. There were none; he then requested a motion to close.

Mark Shepard made the motion to close the Two-Lot Susan Docherty Subdivision Public Hearing at 7:15 PM.

Floyd Streeter seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris then did Short Form SEQR with Planning Board members. All answers were "no."

Robert Irwin made the SEQR motion 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.

Mark Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris requested a final motion.

Mark Shepard made the motion for Final Approval of the Docherty Two-Lot Subdivision.

Floyd Streeter seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris told the applicants that the maps would be signed after the meeting. The Secretary will inform them when maps can be picked up for the County Clerk.

6. JAYCOX CREEK SOLAR 2, LLC, tax map #72.-1-25.124 (south of Lakeville Rd., 0.52 miles northeast of Country Club Rd., near 4610 Lakeville Road)

Project is a proposed development, to include 6.41 MW DC solar array, a gravel access road, and concrete equipment pads.

Ryan McCune, Nexamp, came forward to speak about this new development. He said the solar system proposed is only 4 MW; there was some confusion as to actual size in the application. The property is owned by Brady Farms and is entirely separate from the Jaycox Creek project approved last fall.

R. McCune remarked that this submittal was different than the application of Jaycox Creek previously approved. Agencies expected to be involved had already been contacted. Obtaining approvals/responses before submittal to the Planning Board was an effort by Nexamp to shorten the Planning Board approval process.

What remains pending is a letter from Ag and Markets. Chair Harris said he expects this letter for approval will not be signed.

Lauren Rodriguez from LaBella described where the arrays will be located. The Landscaping Plan was developed this past month, describing where storm water will flow and details about restoring the deforestation occurring at the rear of the new project. More environmentally appropriate native species of trees are to be planted.

R. McCune said the primary change this month in the diagrams submitted shows how both projects are separate, but there is one spanning utility pole. There are significant mitigation measures regarding the deforestation. Additional trees can be planted if requested. Fred Ball, Nexamp, said he is already in the process of obtaining quotes.

Chair Harris inquired about the existing gas line and the nature of vehicles crossing it. R. McCune replied that it should be adequate for light duty vehicles. However, it would not support a fire truck. Code Officer Radesi said Fire Chief Chanler is concerned should a fire among arrays spread to surrounding brush. R. McCune will consult with Chief Chanler. Chair Harris stressed the fact that a permeable road would not hold up; the remedy should be part of the plans.

Other details discussed included that each project is a separate entity with separate contracts with National Grid. R. McCune requested that two separate pads be made a Planning Board condition for approval. This, hopefully, would ensure that National Grid will do it. The initial Jaycox Creek road will be extended for this second project and will be deeded over. Easements will also be recorded on plans. The final Geotech must eventually be done but the arrays will still be below 12 feet.

Deforestation and the road remain major concerns for the Planning Board. Code Officer Radesi distributed past pictures from the county website of the areas involved demonstrating how long trees had existed at the site. The pictures went back 30 years.

Chair Harris requested whether members wished to make a motion.

Jennifer O'Shea made the motion that the Town Planning Board assume lead agency status for the Jaycox Creek Solar 2, LLC solar project.

Robert Irwin seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

The Secretary will send out the required letters to involved/interested agencies. The time table is 30 days for responses.

Meanwhile, R. McCune will meet with Chief Chanler and expects to return to the Planning Board in August.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Code Officer Radesi gave an update on the Milestone Development/EXCEL project.

Planning Board subdivision approval had been obtained but was contingent on MRB requirements; it was not final. The ZBA has received requests for three signs on each building. Chair Harris said the necessary variances must be obtained before the project returns to the Planning Board for further consideration. The Planning Board will deal with parking while facades, trees and signs are dealt with in variances submitted to the ZBA.

Of note, there will be a Public Hearing regarding Short Term Rentals July 12th. Village projects were also discussed briefly, including UR/Noyes Health, the car wash, and pear trees.

J. O'Shea brought up the discussion of invasive Bradford pear trees.

8. ADJOURNMENT.

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

Mark Shepard made the motion to adjourn the meeting at 8:50 PM.

Charles Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Diane McMullan, Secretary
Planning Board

dmm

Attachment: June 10 through July 10, 2023 Code Report

Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 06/10/2023 - 07/10/2023

Permit#	Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
23-0055	LORI UPDYKE	06/13/23		LORI UPDYKE 4357 WEST LAKE ROAD	82.52-1-20.1	95.00	14,000.00	Repair/Replace current fencing on the South side of the property exactly how it currently stands. Replace the 3' rear front fence with vinyl.
23-0056	MANCINE GREGORY	06/15/23		MANCINE GREGORY 4351 WEST LAKE ROAD	82.52-1-9	100.00	5,000.00	Build elevated deck over existing concrete patio, approximately 17' X 12' as not to impede the lake view of the neighboring homes
23-0057	Jennifer E. Graham	06/17/23		Jennifer E. Graham 5436 WEST LAKE ROAD	100.-1-16.22	164.00	23,000.00	36' X 16' Garage addition
23-0058	TUCKER KERRY G	06/21/23		TUCKER KERRY G 5579 LAKEVILLE ROAD	64.-2-43	100.00	6,000.00	Demolish existing deck and build new deck in exact footprint of 16' X 22'
23-0059	Raymond Cragle	06/24/23		DUFFY PAUL 3579 AVON-GENESEO ROAD	72.-1-4.2	120.00	69,000.00	Remove Siding & Install New Remove 22 Windows & Replace Remove 2 Existing Decks & Rebuild to Code Build Roof Above Front Porch
23-0060	David Ogden	06/24/23		Matthew J. Bednarz 5328 GROVELAND ROAD	99.-1-13.2	196.00	80,000.00	Add 384 sq. ft. of livable space above existing garage.
23-0065	RW Geneseo II LLC	07/01/23		Hammocks @ Geneseo Phase 4 Volunteer Road	81.-1-2.815	1348.00		Hammocks Pool House, New Construction
23-0066	Nexamp Inc.	07/01/23		Nexamp Inc. 4610 Lakeville Road	72.-1-25.118/72.-1-25.122	5860.00		Jaycox Creek 5 MW AC Commercial Solar
23-0067	Christopher & Carol Marcy	07/06/23		Christopher & Carol Marcy 3314 POLE BRIDGE ROAD	64.-1-28.118	100.00	19,735.76	Installation 10.56 kw Roof Mounted Solar Array With Micro Inverter
Total Count:		9				\$8,083.00	\$216,735.76	

Town of Geneseo Code Enforcement Office

Other Permit Summary by Application Date Range: 06/10/2023 - 07/10/2023

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23-0063 WEGMANS FOOD MARKETS	06/30/23	HOR GEN MANAGEMENT, LLC 4287 GENESEE VALLEY PLAZA	81.-1-29.122 4287	100.00	TEMPORARY STRUCTURE Outdoor picnic tent for Wegmans Employees	

Total Count: 2 Total: \$150.00

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