

MINUTES
Town of Geneseo
Planning Board Regular Monthly Meeting
June 12, 2023
7:02 PM – 9:05 PM

Members Present:

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

Others in Attendance:

Jared Radesi, Code Officer
Stephen Scofield, Subdivision
Susan Docherty, Subdivision
Ryan McCune, Nexamp
Lauren Rodriquez, LaBella
Fred Bell, Nexamp
Debbie Streeter, Deputy Clerk

Patricia Ford: Absent

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the June meeting to order at 7:02 PM. Floyd Streeter was announced by the Chair as a voting member in P. Ford's absence. There was a quorum.

2. CODE OFFICE REPORT.

Jared Radesi, Code Officer, distributed the Code Office Report dated March 13, through June 12, 2023. Charles Maxwell asked about the Hammocks. Jared Radesi stated the are moving along with all buildings, except pool house. He is requesting a blower door test on every unit. He is going to do C of O on buildings one at a time. "Project manager is stellar!"

3. COUNTY PLANNING BOARD REPORT.

Jared Radesi reported on the meetings from April, May, and June.
Solar moratoriums
Conesus passed Solar Law
Solar batteries/storage

4. REVIEW OF THE March 13, 2023, PLANNING BOARD MINUTES.

Chair Harris requested that members review and vote on the above minutes. Chair Robert Harris wished to correct his vote on page 3, paragraph 7. It was "no" which will be corrected.

Jennifer O'Shea made a motion to approve the amended March 13, 2023 minutes.
Phil Betette seconded the motion.

Ayes in Favor: Robert Harris, Mark Shepard, Jennifer O'Shea, Charles Maxwell,
Robert Irwin, Philip Betette, and Floyd Streeter

Opposed: None.

Abstained: None.

MOTION CARRIED.

5. TWO-LOT SUBDIVISION: DOCHERTY, SUSAN, 4181 Country Club Rd., tax map

#72.-1-5. Applicant: Stephen E. Scofield

Jennifer O'Shea requested clarification on the location of this property. Discussion continued with the board looking at the printed map, looking on phones for clarification of this subdivision. Subdivision does conform to code with 125' of road frontage and is NOT a flag lot, because it has road frontage. This creates another lot, wraps around. It was noted that the Planning Board does favor planned residential developments rather than individual parcels separated from RR and AG land, such as this project.

Robert Irwin made a motion for preliminary approval of the two-lot subdivision.

Mark Shepard seconded the motion.

Ayes in Favor: Robert Harris, Mark Shepard, Jennifer O'Shea, Charles Maxwell, Robert Irwin, Philip Betette, and Floyd Streeter

Opposed: None.

Abstained: None.

MOTION CARRIED

Chair Harris announced that the Public Hearing for final approval consideration will be July 10 at 7:10 PM.

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.

Ryan McCune came forward to introduce himself as Business Director for Nexamp for this project. Fred Bell was also present as a Manager from Nexamp. Lauren Rodriquez was introduced from LaBella as an Engineer to provide the design of the project.

R. McCune spoke briefly about the previous Jaycox Creek (now referred to as Jaycox Creek 1) approved by the Planning Board last August. He will submit those building plans to the Code Office very soon. This new project will be entirely separate, he said, but will have one spanning pole.

Fred Bell spoke about the current landscape and discussed trees, vegetation, and wildlife currently on site. R. Irwin pointed out that the land currently is already 100% wooded. Trees to be removed will be replaced with "green" species more efficient and appropriate by the developer.

Lauren Rodriquez spoke about extending the Jaycox Creek 1 road. There would be pull-offs and equipment pads. There is a gas line but it is an easement and the plan is to go over it using timber mats. Planning Board members brought up emergency vehicle access and the need for those requirements.

Chair Harris expressed his surprise that another Jaycox Creek Project was being presented. He noted R. McCune's comment that this was the only remaining piece of agricultural land in the Town left that had been removed from Agricultural Protection. Members felt this easily might have been Nexamp's solar plan from the very beginning, although R. McCune said it was not. However, the combining of the two separate lots in last year's project would have facilitated that overall Nexamp plan. SEQR could appear segmented.

R. McCune continued. This time he had obtained as many agency approvals as possible before presentation to the Planning Board. Jaycox Creek Solar 2 will extend behind Jaycox Creek 1. It will be about 18 acres. Utility poles will be separate and Nexamp will try for pad-mounted interconnections but National Grid is not in favor of this. He said he will need the Town's help with this part. Chair Harris said that despite the State Ag and Markets approval, the County Ag and Markets group will not approve and sign a letter.

There was quite a bit of discussion among members regarding overall solar projects, size, planning and requirements. R. McCune said this project differs from the large solar developments, such as Rush and Mt. Morris. Those are producing solar power for wholesale use. Jaycox Creek power will go into lower transmission lines for the residential market. That is why their size is limited to 5 MW. He also explained that battery storage in this part of the state is not feasible and cannot, therefore, be included or added in their application. (Downstate projects differ.)

A Landscaping Plan and soil map are necessary, as well as the SWPPP plan for both projects. They need to consult with the Town Engineer. Of note, the Supreme Court recently changed the designation of wetlands. The Developer will speak with Fire Chief Chandler with Code Officer Radesi to follow-up.

Despite the above requirements, R. McCune requested that since the Planning Board will act as Lead Agency, and the fact many other agency approvals had already been obtained, that this project be referred to the County for their July Planning meeting.

In response, Chair Harris pointed out that this was a new solar project for the Planning Board to consider; discussion had only occurred this last hour. A new submittal plan with new drawings, landscaping plan, and a soil map are necessary in order that the Jaycox Creek Solar 2 return to the Planning Board for consideration.

Also, although not a required part of the Jaycox Creek Solar 2 submittal, J. O'Shea requested an overview diagram/description of both projects for the Planning Board to look at. R. McCune agreed, provided it was not considered an official necessary part of this submittal.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

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Code Officer Radesi brought up Don Simpson, 5070 West Lake Road, who is requesting direction on creating a private road. He requested the board's advice regarding directing D. Simpson. Is this a major Planning Board subdivision with application for a private road? After discussion, Code Officer Radesi will contact Don Simpson and direct him to submit the subdivision packet with the road included.

8. ADJOURNMENT.

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

Mark Shepard made the motion to adjourn the meeting at 9:05 PM.

Charles Maxwell seconded the motion.

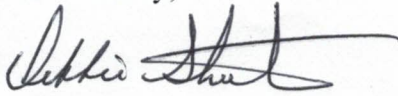
AYES in FAVOR: Robert Harris, Robert Irwin, Charles Maxwell, Philip Betette, Floyd Streeter, Mark Shepard, and Jennifer O'Shea.

Opposed: None.

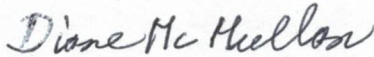
Abstained: None.

MOTION CARRIED.

Submitted by,



Debbie Streeter, Deputy Clerk



Diane McMullan, Secretary
Planning Board

ds

dm

Attachment: March13 through June 12, 2023 Code Report

Town of Geneseo Code Enforcement Office

Building Permits by Application Date: 03/13/2023 - 06/12/2023

Permit#	Applicant Name	Application Date	Final Date	Property Owner & Location	Tax Map#	Fee	Project Cost	Description
23-0020	Kevin Lopez	03/20/23	04/13/23	SHEILA STALEY 5319 LAKEVILLE ROAD	64.-2-29.2	100.00	25,000.00	Add 2"X4" Perlins and Metal Roofing on Gambrel Barn
23-0011	EHMANN DOUGLAS C & LISA M	03/23/23		EHMANN DOUGLAS C & LISA M 4204 WEST LAKE ROAD	83.29-1-25.11	100.00	17,000.00	Roofing tear off and re-roof with shingles
23-0022	LADELPHA MATT	03/23/23		LADELPHA MATT 4510 TRIPHAMMER ROAD	63.-1-16	75.00		14' X 16' Living Space Addition Built by homeowner as per NYS Building Codes
23-0024	Alternative Carbon Energy Syst	03/28/23	05/20/23	DEER RUN WINERY 3772 WEST LAKE ROAD	73.-1-28.21	100.00	20,000.00	Installation of a Roof Mounted Solar PV Array
23-0025	RW Geneseo II LLC	04/01/23		Hammocks @ Geneseo Phase 4 Volunteer Road	81.-1-2.815	1255.50	503,000.00	Multi Family, 2 Unit, Residential Structure, w/ Basement Units 19-20
23-0026	RW Geneseo II LLC	04/01/23		Hammocks @ Geneseo Phase 4 Volunteer Road	81.-1-2.815	1255.50	503,000.00	Multi Family, 2 Unit, Residential Structure, w/ basement Units 21-22
23-0027	RW Geneseo II LLC	04/01/23		Hammocks @ Geneseo Phase 4 Volunteer Road	81.-1-2.815	2877.00	706,000.00	Multi Family, 4 Unit, Residential Structure, w/ Basement Units 23-26
23-0028	JOHNSTON SHAWN W & JOAN	04/13/23	04/15/23	JOHNSTON SHAWN W & JOAN 5449 BOOHER HILL ROAD	91.83-1-2.2	25.00		Replace Hot Water Heater
23-0030	KINGSTON FARMS	04/21/23		KINGSTON FARMS 5052 GROVELAND ROAD	90.-1-34		5,000.00	Accessory Building to House the Electrical Panels for Grain System
23-0031	Angela Grouse	04/22/23		LAKEVILLE ESTATES MHC LLC 5574 CANTON DRIVE	64.-2-40.1 L10	100.00	29,800.00	Replace stairs and railings on existing footers. Add stairs and rain to patio. Replace siding on entire home.

Permit# Applicant Name	Application Date	Final Date	Property Owner & Location	Tax Map#	Fee	Project Cost	Description
23-0032 Albert Hernandez	04/22/23		HOR GEN MANAGEMENT, LLC 4305 GENESEE VALLEY PLAZA	81.-1-29.122	860.50	123,000.00	Interior Tenant Alteration of Existing Space to T-Mobile
22-0190 HOR GEN MANAGEMENT, LLC	04/25/23		HOR GEN MANAGEMENT, LLC 4305 GENESEE VALLEY PLAZA	81.-1-29.122			
23-0033 DYLAN NICHOLAS	04/25/23		MILLARD MICHAEL B & 3961 HUSTON ROAD	63.-1-1	100.00	34,193.40	Roof Top Solar Array
23-0034 David Dare	04/26/23		David Dare 5321 NORTH POINT DRIVE	91.36-1-2	50.00	10,000.00	Installation of a 12' X 16' prefabricated shed As per ZBA approval
23-0035 Ryan LaShomb	04/26/23		Andy Barnard 4611 WEST LAKE ROAD	82.76-1-4		65,000.00	New steps, retaining walls and paver platforms to the lake
23-0036 Jessica Schlosser Office Manag	05/01/23		Roberta Goldstein 3294 POLE BRIDGE ROAD	64.-1-28.112	100.00	85,750.00	Geothermal heat pump installation
23-0037 COPELAND NICOLE	05/01/23		COPELAND NICOLE 4870 LAKEVILLE ROAD	72.-1-21	50.00	21,000.00	21' inground pool install
23-0038 Flint Burley	05/03/23		OLVER MELANIE 5088 LIMA ROAD	64.-2-5	100.00	8,500.00	14' X 27' Deck
23-0039 TIMOTHY P KROL	05/06/23	05/06/23	TIMOTHY P KROL 4819 GROVELAND ROAD	81.-2-14.222	50.00		Certificate of Occupancy Inspection
23-0041 FANNON PATRICK J	05/13/23	06/07/23	FANNON PATRICK J 4103 WEST LAKE ROAD	83.21-1-4	75.00		4' black coated chain link fence
23-0042 Michael Horn	05/15/23		Michael Horn 5412 WADSWORTH COVE	82.84-1-14	50.00		Install a 6' X 46' replacement fence on rear of property which is the side yard of the neighbor
23-0043 James Robinson	05/17/23		Robert E Silvarole 5347 CREEKSIDE LANE	91.44-1-4	100.00		Replace an existing 18' X 16' deck with a new 18' X 16' deck
23-0044 John M. DiGaetano	05/22/23		HOR GEN MANAGEMENT, LLC 4279 GENESEE VALLEY PLAZA	81.-1-29.122 4279	401.50	75,000.00	Demolition of interior Rebuild interior for a Pizza Hut to Go Restaurant
23-0045 RECLAIMED HOME REMODELING INC	05/22/23		DI FRANCO FRED J & JEAN 3730 LAKEVILLE GROVELAND	73.-1-16	100.00	19,280.00	Construct a 14' X 14' sunroom off the back of the house over an existing patio

Town of Geneseo Code Enforcement Office

Other Permit Summary by Application Date Range: 03/13/2023 - 06/12/2023

Permit#	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
23-0018E	03/20/23	CIARDI, CATHERINE 4410 BLUE HERON DRIVE	82.60-1-12	75.00	EROSION CONTROL PERMIT Install Silt Fencing Across Entire Property Along Lake Breakwall	
23-0019	03/20/23	CIARDI, CATHERINE 4410 BLUE HERON DRIVE	82.60-1-12	100.00	Demolition Permit Remove 3-Season Room on South Side For Replacement, Remove concrete Retaining Wall for Replacement, Remove Concrete Slab	
23-0021	03/20/23	BRANDON M. BRADY FARMS, INC. 4610 LAKEVILLE RD	72.-1-25.123	1200.00	EROSION CONTROL PERMIT Solar Development	
23-0025	04/13/23	HOR GEN MANAGEMENT, LLC 4305 GENESEE VALLEY PLAZA	81.-1-29.122	300.00	SIGN 47.2 sq. ft. Sign on Business Front, 6.3 sq. ft. Sign on Plaza Tower	47.2 sq. ft. Business Sign on Front, 6.3 sq. ft. Sign on Plaza Tower
23-0034	04/26/23	Andy Barnard 4611 WEST LAKE ROAD	82.76-1-4	100.00	EROSION CONTROL PERMIT Silt Fence, Straw Bales, Geotextile to cover slope	
23-0040	05/10/23	HOR GEN MANAGEMENT, LLC 4279 GENESEE VALLEY PLAZA	81.-1-29.122 4279	150.00	SIGN Install a new internal lighted Pizza Hut sign 13' x 5'-4" on storefront	
23-0046	06/01/23	Rhett M. Clark 4067 WEST LAKE ROAD	74.77-1-14	40.00	EROSION CONTROL PERMIT Rebuild Failing Retaining Wall	
23-0047E	06/01/23	Robert F. Weis 4069 WEST LAKE ROAD	74.77-1-15	40.00	EROSION CONTROL PERMIT Rebuild Failing Retaining Wall	
23-0054	06/04/23	SEVERIN, KEVIN 5283 WEST LAKE ROAD	100.27-1-8	40.00	EROSION CONTROL PERMIT Lake house addition, foundation dig	
Total Count: 9				Total: \$2,045.00		

Permit# Applicant Name	Application Date	Final Date	Property Owner & Location	Tax Map#	Fee	Project Cost	Description
23-0046 LOUGHLIN JASON Q	05/25/23		LOUGHLIN JASON Q 4621 PORTER ROAD	82.-2-10-12	150.00	17,500.00	Build 2 car post and beam garage attached to existing home with same exterior finishings
23-0048 STEVEN J GEER	06/01/23		Rhett M. Clark 4067 WEST LAKE ROAD	74.77-1-14	50.00	7,500.00	Repair, Replace Existing Retaining Wall
23-0049 STEVEN J GEER	06/01/23		Robert F. Weis 4069 WEST LAKE ROAD	74.77-1-15	50.00	25,000.00	Repair, Replace Existing Retaining Wall
23-0050 AUSTIN FOE	06/01/23		Dawn M. VerHague 5085 RESERVOIR ROAD	82.-1-35	180.00	40,000.00	Basement remodel, Egress Window Install
23-0051 Vasile Construction Corp.	06/01/23		COTTONE, SAM 110-162 COURT STREET	80.-1-13	385.00	100,000.00	Renovation of existing space for EWBC
23-0052 Sharon Bush	06/04/23		Sharon Bush 3468 SONORA WAY	64.-2-40.1 L34	85.00	10,000.00	Add 17' to existing deck to make it a total of 5' X 24'
23-0053 SEVERIN, KEVIN	06/04/23		SEVERIN, KEVIN 5283 WEST LAKE ROAD	100.27-1-8	270.00	70,000.00	Addition to South end of existing house. Existing variance for construction.
23-0054 GRAY JAMES	06/07/23		GRAY JAMES 4815 LAKEVILLE GROVELAND	82.-2-9.1	35.00		Build a 40' X 50' Pole Barn for Agricultural Purposes
Total Count: 32				Total: \$9,130.00		\$2,520,523.40	