

**MINUTES**  
**Town of Geneseo**  
**Planning Board Regular Monthly Meeting**  
**March 13, 2023**  
**7:03 PM – 9:20 PM**

**Members Present:**

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

Absent: Patricia Ford

**Others in Attendance:**

Jared Radesi, Code Officer  
Diane McMullan, Secretary  
James Oberst, Town Engineer  
Eric Hrbac, National Grid (Galbraith)  
Kathleen Bennett, Bond, Schoeneck, & King (Galbraith)  
Eric Drazkowski, Excel Engineering (Millstone Develop.)  
Matt Lester, Caliber Brokerage (Millstone Development)  
Devin Dal Pos, Millstone Development  
Vicki Struble

**1. CALL TO ORDER and ATTENDANCE.**

Robert Harris, Chair, called the March meeting to order at 7:03 PM. There was a quorum; Floyd Streeter served in place of Patricia Ford, who was absent.

**2. CODE OFFICE REPORT.**

Jared Radesi, Code Officer, distributed the Code Office Report dated February 1 through March 13, 2023, to Planning Board members. He noted that he had done a very large fire inspection at Morgan Estates.

**3. COUNTY PLANNING BOARD REPORT.**

Jared Radesi reported on the March 9, 2023, meeting. Three identical solar arrays were referred. They are to be built on route 408, up on the ridge in Mt. Morris. All are from the same applicant and all have battery storage located in the center of each project. Trees removed are being replaced with new ones planted. The County Planning Board voted "yes" although they did not have a quorum.

**4. REVIEW OF THE UNAPPROVED PLANNING BOARD FEBRUARY 13, 2023 MINUTES.**

Chair Harris requested that members review and vote on the above minutes. Jennifer O'Shea wished to correct wording on page 3. "Graphs" in paragraph 6 should be "graphics." Paragraph 8 on the same page had wording by Matt Lester and Jennifer O'Shea which will be corrected.

**Mark Shepard made the motion to accept the amended February 13, 2023 minutes.**

**Jennifer O'Shea seconded the motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**5. PUBLIC HEARING: BRIAN AND KELLIE GALBRAITH TWO-LOT SUBDIVISION, 3370 West Lake Rd., tax map#62-2-40.12. The parcel is to be sold to Niagara Mohawk Power Corp. (doing business as National Grid), 3398 West Lake Rd., tax map #64.-2-39.**

Chair Harris opened the Public Hearing at 7:10 PM. Attorney Kathleen Bennett briefly spoke about dividing the Galbraith 1.38 acres with the resulting National Grid parcel to be about 3.5 acres. The purpose is to expand the existing National Grid electrical substation, allowing for eventually closing and the taking down of their other grid.

Chair Harris asked for comments from the public present. Vicki Struble spoke as a neighbor. She had examined the map available to the public. She had been concerned about wetlands in the area, but said the subdivision appears to only extend into the parcel about 35 feet and not actually reach wetlands. She is concerned, however, about current light pollution – especially the brightness at night. Chair Harris said the Planning Board will consider that when a future site plan is submitted.

He then asked for any further remarks. There were none; he requested a motion to close the hearing.

**Charles Maxwell made the motion to close the Public Hearing at 7:22 PM.**

**Philip Betette seconded the motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

Chair Harris next did the Short Form SEQR with members. All answers by Planning Board members were “No or small impact.” A negative declaration was requested.

**Jennifer O'Shea 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.**

**Charles Maxwell seconded the motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

**Jennifer O'Shea then made the motion for FINAL APPROVAL of the Brian and Kellie Galbraith two-lot subdivision, 3370 West Lake Rd., tax map#62-2-40.12. The parcel is to be sold to Niagara Mohawk Power Corp. (doing business as National Grid), 3398 West Lake Rd., tax map #64.-2-39.**

**Mark Shepard seconded the motion.**

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

**Opposed: None.**

**Abstained: None.**

**MOTION CARRIED.**

County Planning deemed this project “local option.” The Secretary will inform Attorney Bennett when maps are signed and can be picked up for filing with the County Clerk.

**6. SUBDIVISION/SITE PLAN/SPECIAL USE PERMIT APPLICATIONS FOR MILLSTONE DEVELOPMENT, submitted by EXCEL Engineering, to be located on NYS Route 20A, tax maps #81.-1-29.125 and #81.-1-29.126.**

The two-lot subdivision application was submitted along with an updated site plan. Special Use Permit applications were unchanged.

Eric Drazkowski, from Excel Engineering presented a large poster display demonstrating changes in the plans. The subdivision will combine lots 2 and 3. He pointed out that lot coverage had been reduced to 59.7%; porous concrete was proposed along the north and the east side parking stalls. Parking had been slightly increased from 78 spaces to 81, as requested by tenants. He also pointed out the location of the new landscape plantings. The photometric plan had been updated. He also showed colored plans of Chipolte. The timetable of the project was stressed as Millstone is attracting national tenants, and one tenant had already been lost to a location across the street. Major tenant applicants expect to draw customers, even “off 390.” E. Drazkowski inquired about what steps are necessary to shorten the process.

The Planning Board and the project applicant discussed parking at length. There are limits in the Town Code. Chair Harris will confirm whether Planning or the ZBA board make the final decision about the actual number of parking stalls allowed.

E. Drazkowski continued and summarized more changes including traffic design and vehicular flow within the project. J. O’Shea confirmed that they will remedy striping on the Volunteer Road curve. James Oberst was concerned about line-of-sight at entrance and exit. He also requested additional information on lighting on photometric plans. Whatever type of lighting is on buildings and street lights should be included.

A new traffic light is planned at Shale Road and the length of time involved with DOT was discussed. Chair Harris said the pylon sign must go. He explained that although tenants may want their signs, the Town has strict requirements on what is allowed in Town Code. Applications for excess signs must go to the ZBA for variances. EXCEL feels signs are needed to serve the college population in addition to the tenant businesses. Chair Harris pointed out that students are not the majority population in Geneseo. A monument or podium sign could be an option.

The conversation returned to the design of the traffic flow and the staggered parking needs dependent upon the hours when tenant businesses open.

Varieties of plants, etc. were discussed and suggestions were made by J. O’Shea. Building descriptions involving materials, colors, and other appearances will be made by the Architectural Review Board, said Robert Irwin. Utilities on the roofs must be screened and that is a definite requirement.

Devin Dal Pos requested Preliminary Approval in an effort, once again, to quickly move the project along toward the County. Chair Harris said James Oberst’ March 8, 2023, letter has conditions which must be met before returning to the Planning Board. Mark Shepard suggested conditional approval as an option. The importance and tentative wording of such a motion was discussed among Planning Board members.

**Mark Shepard made the motion for Preliminary Approval of the two-lot Subdivision, Site Plan, and two Special Use Permits contingent on the applicant satisfactorily addressing all comments in James Oberst’ letter of March 8, 2023.**

**Jennifer O’Shea seconded the motion.**

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

**Opposed: Robert Harris.**

**Abstained: None.**

**MOTION CARRIED.**

Those presenting from Millstone Development departed at 9:15 PM.

**7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:**

Chair Harris asked if there was any new business or any announcements. There were none. The Secretary requested that maps submitted for the projects tonight remain in the room for future use.

**8. ADJOURNMENT.**

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

**Charles Maxwell made the motion to adjourn the meeting at 9:20 PM.**

**Jennifer O'Shea 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,

Diane McMullan, Secretary  
Town Planning Board

dmm

Attachment: March Town Code Office Report

# Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 02/01/2023 - 03/13/2023

| Permit#<br>Applicant Name                 | Issued   | Final | Property Owner<br>& Location                   | Tax Map#<br>Lot# | Fee           | Project<br>Cost | Description                                                                          |
|-------------------------------------------|----------|-------|------------------------------------------------|------------------|---------------|-----------------|--------------------------------------------------------------------------------------|
| 23-0009<br>Stonewall Homes Inc            | 02/10/23 |       | Stonewall Homes Inc<br>4941 GROVELAND ROAD     | 90.-1-4.11       | 136.00        | 20,000.00       | Remove old accessory building<br>Build a new 24' X 28' accessory building            |
| 23-0010<br>Doug McDaniels                 | 02/10/23 |       | Timothy Schunk<br>5007 WEST LAKE ROAD          | 91.60-1-3        | 120.00        | 5,000.00        | Remove deteriorating deck, Construct a new<br>deck structure in the exact footprint. |
| 23-0012<br>Raymond G. Sackett             | 02/14/23 |       | Raymond G. Sackett<br>5036 LAKEVILLE GROVELAND | 91.-1-3.21       | 50.00         | 2,000.00        | Matel roof over existing layers on upper<br>section of house.                        |
| 23-0013<br>Hurricane Home Solutions Inc.  | 02/18/23 |       | ERIC E. JENSEN<br>5415 WADSWORTH COVE          | 82.84-1-6        | 75.00         |                 | Installing a 20KW Generator & 200amp<br>Transfer Switch                              |
| 23-0014<br>Erie Construction Mid-West LLC | 02/27/23 |       | DONOHUE JACQUELINE<br>4372 WEST LAKE ROAD      | 82.52-1-31.2     | 50.00         | 31,218.00       | Total roof tear off<br>Replace with Fiberglass Roofing System                        |
| 23-0015<br>Michael Fox                    | 03/07/23 |       | GALLIVAN NEIL<br>5006 BOOHER HILL ROAD         | 100.-1-26.2      | 120.00        | 10,000.00       | 10' X 40' Pole Framed Addition on Existing<br>Barn                                   |
| 22-0016<br>DYLAN NICHOLAS                 | 03/09/23 |       | MILLARD MICHAEL B &<br>3961 HUSTON ROAD        | 63.-1-1          | 135.00        | 73,895.00       | Ground Mounted PV Array (SOLAR)                                                      |
| 23-0016<br>Robert Curtin                  | 03/11/23 |       | Robert Curtin<br>4194 LIMA ROAD                | 81.-1-2.5        | 75.00         | 14,000.00       | Roofing tear off and replacement                                                     |
| <b>Total Count:</b>                       | <b>8</b> |       |                                                |                  | <b>Total:</b> | <b>\$761.00</b> | <b>\$156,113.00</b>                                                                  |

## Town of Geneseo Code Enforcement Office

### Other Permit Summary by Application Date Range: 02/01/2023 - 03/13/2023

| Permit#<br>Applicant Name                | Date     | Property Owner<br>& Location                 | Tax Map#<br>DBA | Fee                    | Type<br>Description                                                                                                                     | Notes                              |
|------------------------------------------|----------|----------------------------------------------|-----------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| E23-0011<br>Timothy Schunk               | 02/10/23 | Timothy Schunk<br>5007 WEST LAKE ROAD        | 91.60-1-3       | 50.00                  | EROSION CONTROL PERMIT<br>Dig post holes along the elevated lake shore for<br>deck construction. Use silt fence for erosion<br>control. | Use silt fence for erosion control |
| 23-0017<br>Hammocks @ Geneseo<br>Phase 4 | 03/11/23 | Hammocks @ Geneseo Phase 4<br>Volunteer Road | 81.-1-2.815     | 120.00                 | SIGN<br>The Sign will be an exact replica of the sign at the<br>first Hammocks location                                                 |                                    |
| <b>Total Count:</b>                      |          |                                              | <b>2</b>        | <b>Total: \$170.00</b> |                                                                                                                                         |                                    |