

**MINUTES
Town of Geneseo
Planning Board Regular Monthly Meeting
and
Public Hearing
November 14, 2022
7:05 PM – 9:00 PM**

Members Present:

Robert Harris, Chair
Mark Shepard
Jennifer O'Shea
Charles Maxwell
Robert Irwin
Philip Betette
Floyd Streeter, alternate
Patricia Ford (arrived late)

Others in Attendance:

Jared Radesi, Code Officer
James Oberst, Engineer
Matt Lester, Millstone Development
Eric Drazkowski, Excel Engineering
Anthony Gizzie, Millstone Development
Christian Vonn, Millstone Development
Kevin O'Donoghue, LS, Seven Nations Stakes, Inc.
William Lloyd, Seven Nations Stakes, Inc.

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the November meeting to order at 7:05 PM when member Mark Shepard arrived. Patricia Ford was not in attendance; Floyd Streeter was announced by the Chair as a voting member in her absence. There was a quorum.

2. CODE OFFICE REPORT.

Jared Radesi, Code Officer, distributed the monthly report dated 10/01/22 through 11/14/22. He gave an update on the Helios West Lake Road solar project developments. Charles Maxwell asked about those solar panels and whether they rotated toward the sun. J. Radesi replied that Helios panels were stationary. He then reported on the several variances that are required for many of Arby's corporate signs. There still is no word on a new Goodwill building.

3. COUNTY PLANNING BOARD REPORT.

There had been no meeting in October, but Jared Radesi reported on two solar projects that were on the November 10, 2022 agenda. The project variances for Dansville (located on the east side of route 63) involve a location very close to residential housing. The soil is excellent but the area is zoned industrial. Planning Board members decided it was in the county's best interest that the variances be granted.

Another project was the solar facility proposed on Henty Road which has prime soil in the Town of Avon. The applicant was Dimension Renewable Energy. There was a split vote by County Planning members.

4. REVIEW OF THE OCTOBER 3, 2022 PLANNING BOARD MINUTES.

Chair Harris requested that members review and vote on the above minutes.

Jennifer O'Shea made the motion to accept the October 3, 2022, Planning Board Minutes as presented.

Mark Shepard 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.

5. **PUBLIC HEARING TO CONSIDER FINAL APPROVAL OF RE-SUBDIVISION OF SEVEN NATIONS STAKES, INC. for THE NATIONS FARM, 3899 Huston Rd., tax maps #62.00-1-2 and #62.00-1-9.**

At 7:10 PM, Chair Harris opened the above Public Hearing. The proposal involves one lot of 60.739 acres (tax map #62.00-1-2) and remaining acres of the 356+/- acres to be combined with tax map #62.00-1-9. (This was considered “local option” by County Planning.)

Kevin O’Donoghue, LS, came forward with the full-sized survey map and explained the application submitted by Seven Nations Stakes, Inc. The map’s configuration shows a very long driveway (known as “Nations Lane”) which has a 30-foot easement for ingress and egress. Both tax maps involved have the same ownership. A portion of the land is to be sold to a family member. The area is part of the conservancy where building is allowed and a house is planned.

Chair Harris asked if there were further comments. The survey maps were examined by members. R. Irwin said there might be a problem if there is to be another house built as it would involve another subdivision. There were no other comments and no comments from the floor. Chair Harris requested a motion to close the hearing.

Jennifer O’Shea made the motion to close the public hearing at 7:25 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.

Chair Harris then began the short form SEQR with Planning Board members. All answers were “no.” He requested a “neg dec” motion.

Jennifer O’Shea 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.

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.

Chair Harris asked if there was a final motion.

Mark Shepard made the motion to grant Final Approval of the Seven Nations Stakes, Inc. re-subdivision for The Nations Farm, 3899 Huston Rd., tax maps #62.00-1-2 and #62.00-1-9.

Floyd Streeter 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.

The Secretary will inform Kevin O'Donoghue when signed maps are ready to be picked up and filed at the County Clerk's office.

6. **CONCEPTUAL REVIEW OF THE PROPOSED SITE PLAN 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.**

Chair Harris requested a representative come forward to present the above application for conceptual review of plans distributed to members.

Eric Drazkowski, PE, from Excel, came forward on behalf of Millstone Development. Plans are to construct three new buildings with a 30-foot buffer involving two parcels. There will be access to the north and also to the east. A restaurant, a middle business, and a coffee shop at the end are planned. Any access to the south will be dealt with at a later date. Parking will be according to Code and the regional pond will treat the site.

Matt Lester also came forth to speak to the Planning Board. He is a Millstone partner. Two building lots were originally approved, but the plan is now for three buildings. A new subdivision must be applied for. A Special Use Permit will also be needed if there are plans for two drive-thru restaurants with the middle multi-tenant building for "hard goods." Chair Harris expressed that this represents an increase in density from what the Planning Board originally proposed and approved for Millstone/Mixed Use Development. Traffic will also increase. Town Code also allows only 60% coverage for each parcel with impervious cover. The original intent was to prevent "jamming" everything together and, therefore, procrastinate dealing with problems later.

J. O'Shea mentioned that some of the traffic could be dealt with by using Shale Road to Gateway Road behind the proposed buildings.

Chair Harris asked for additional comments and details. E. Drazkowski spoke about walkability within the development. He said walkways will blend with the Geneseo Medical Building when code requirements for sidewalks was mentioned along with landscaping. Town Code §106-44.2 and §106-44.3 should be consulted, said Chair Harris. J. O'Shea suggested bike racks too.

Chair Harris spoke about the easements for the multiple parcels in question and referred to Jim Oberst, Town Engineer. J. Oberst also expressed concern regarding the close layout that will result with several driveways. Code Officer Radesi said it appears to be too tight for delivery trucks. E. Drazkowski said one of the drive-thru restaurants will only have a phone option for ordering – no in-store seating or ordering. Dumpsters will be visible from Gateway Drive which the developers feel is better than 20A visibility. Chair Harris suggested some possible consolidation be considered. A traffic light might also be needed with increased traffic, which would be at the developer's expense.

Patricia Ford arrived at 8:05 PM but did not comment or vote.

Planning Board members continued with the discussion of overall design of the project. It was pointed out that Town Code does not allow for rectangular 50-foot-long buildings. Green infrastructure and landscaping will be emphasized if an area greater than an acre is involved. This is what was required for the Geneseo Regional Medical Building. Code Officer Radesi inquired again about the maneuverability of dump trucks in and out. E. Drazkowski claimed that it will be possible.

Robert Irwin asked about elevations and building and roofing construction. E. Drazkowski described a metal panel system that was insulated. It may be aluminum. The Architectural Review Board will need an accurate description eventually, said R. Irwin, as that Board is responsible.

Millstone and Excel representatives continued with their various plans and details. They inquired about what an “ideal timetable” might look like. Chair Harris said that approval of site plan, special use and subdivision are all required. Plans/maps must first receive a preliminary approval after being submitted to the Planning Board and the Town Engineer. After that, a public hearing date can be set. Ideally, at the next meeting final approval can then be considered, provided there are no variances needed. Charles Maxwell emphasized Town Code before applicants left the meeting.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Board members had received the proposed 2023 Planning Board meeting schedule in their handouts. Chair Harris said it will be voted on next month.

The Secretary requested copies of training hours and certificates be submitted for her records. A self-certificate is sufficient if a program does not supply a certificate. The four hours required can also be done on line. Current schedules of hours completed/required were distributed in the handouts for tonight’s meeting.

8. ADJOURNMENT.

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

Jennifer O’Shea made the motion to adjourn the meeting at 9:00 PM.

Robert Irwin 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: November 2022 Code Report

Town of Geneseo Code Enforcement Office

Building Permits by Issued Date: 10/01/2022 - 11/14/2022

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
22-0139 BONDY CHRISTOPHER	10/01/22		BONDY CHRISTOPHER 4667 WEST LAKE ROAD	82.84-1-16	150.00		Detached Garage & House West Side Addition Foundation Only
22-0140 James Aman	10/05/22	10/22/22	CUMINALE KATHY J 4818 GROVELAND ROAD	81.-2-8	75.00	8,900.00	Complete Tear Off and Re-Shingle
22-0141 AMERICAN TOWER, INC.	10/08/22		AMERICAN TOWER, INC. 4938 BOOHER HILL ROAD	100.-1-2	200.00	75,000.00	Add Antennas, Ancillary Equipment and Ground Mounter Equipment on Existing Telecommunications Tower Site
22-0142 AT&T	10/08/22		SBA 4536 LAKEVILLE GROVELAND	82.-1-17.2 tower	125.00	23,000.00	Concrete Pad 4' x 10' and Generator Install
22-0143 WARREN WHEELER	10/11/22	10/22/22	BRENNAN ROBERT E & DONNA 5351 CREEKSIDE LANE	91.44-1-5	50.00	4,000.00	Replace existing floating deck with same size floating deck 16' X 16'
22-0144 OTT KEITH G & BETSY G	10/11/22		OTT KEITH G & BETSY G 4375 COUNTRY CLUB ROAD	72.-1-27.112	350.00	38,500.00	Addition to the existing pole barn w/ metal fooring added to the entire structure
22-0145 Holebrook Heating, Inc.	10/11/22		WOLFSON DAVID T & 3289 AVON ROAD	63.-1-15	50.00	6,973.00	Residential Heat Pump Install
22-0146 BONDY CHRISTOPHER	10/15/22		BONDY CHRISTOPHER 4667 WEST LAKE ROAD	82.84-1-16	550.00	150,000.00	2nd Story Whole House Addition w/ 1 Hour Fire Rated Exterior Wall on the Northern Neighboring Side
22-0147 Warren J & Dustin R Wheeler	10/18/22		Tom Schwartz 5319 NORTH POINT DRIVE	91.36-1-1	467.50	325,000.00	New House Build On Exact Footprint As Old Structure 16' X 50'
22-0148 Mark Potter	10/20/22		Raymond Blythe 3940 LAKEVILLE GROVELAND	73.-1-34.11	675.00	150,000.00	New Build 50' X 74' Pole Barn
22-0149 THOMAS MCGORY	11/02/22		THOMAS MCGORY 3722 LAKEVILLE GROVELAND	73.-1-15	50.00	7,000.00	Replace wood burning fireplace insert w/ gas burning insert
22-0150 HAWLEY, ALLEN	11/02/22		HAWLEY, ALLEN 4182 RESERVOIR ROAD	81.-2-23	50.00	29,926.37	Intallation of new LG Heat Pump M#LMU480HHV
22-0154 John Treuthart	11/08/22		Terry Dacey 4583 WEST LAKE ROAD	82.68-1-5	150.00	40,000.00	Basement Remodel - 2 Bed - 1 Bath

Permit#	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
22-0151	11/12/22		Michael J. Kusmierz 5153 WEST LAKE ROAD	91.76-1-5	100.00	13,825.95	Foundation Wall Repair on Garage
Woodford Brso., Inc.							
22-0153	11/12/22		MILLER DANIEL 4915 WEST LAKE ROAD	91.44-1-11	855.50	500,000.00	New Construction of 3022 sq. ft. - 2 Story - Single Family Residence
Mark Calcagno							
Total Count: 15					Total:	\$3,898.00	\$1,372,125.32

Town of Geneseo Code Enforcement Office

Other Permit Summary by Type Description: AGRICULTURAL BUILDING - ZONING PERMIT

Issued Date: 10/01/2022 - 11/14/2022

Permit#	Date	Property Owner	Tax Map#	Fee	Project Description	Notes
Applicant Name		& Location	DBA			

Demolition Permit

22-0032	10/08/22	CIARDI, CATHERINE	82.60-1-12	100.00	Demolition of Barn on West Lake Road	
CIARDI, CATHERINE		4410 BLUE HERON DRIVE				
22-0033	10/13/22	MILLER DANIEL	91.44-1-11	75.00	Demolition of Full House	
MILLER DANIEL		4915 WEST LAKE ROAD				
22-0036	10/18/22	Tom Schwartz	91.36-1-1	75.00	Demolition of Entire House	
Tom Schwartz		5319 NORTH POINT DRIVE				

Count: 3

Total: 250.00

EROSION CONTROL PERMIT

22-0035	10/15/22	BONDY CHRISTOPHER	82.84-1-16	50.00	Excavation for Garage and House Addition. Silt Fence	
BONDY CHRISTOPHER		4667 WEST LAKE ROAD			Roof Demolition. New Construction	
					Structures. Grading.	
22-0034	10/13/22	MILLER DANIEL	91.44-1-11	50.00	Demolition of Full House & New House	
MILLER DANIEL		4915 WEST LAKE ROAD			Build	
22-0038	11/01/22	Mark Brozost	82.52-1-4.1	50.00	Property Grading	
Mark Brozost		4337 WEST LAKE ROAD				
22-0039	11/12/22	Michael J. Kusmierz	91.76-1-5	50.00	Foundation Wall Repair on Garage	
Woodford Brso., Inc.		5153 WEST LAKE ROAD				
22-0037	10/18/22	Tom Schwartz	91.36-1-1	50.00	Erosion Control w/ Silt Fencing	
Warren J & Dustin R		5319 NORTH POINT DRIVE				
Wheeler						

Count: 5

Total: 250.00

SIGN

22-0031	10/08/22	Arby's	A 81.-1-29.121	125.00	Arby's Front Facing Sign on Northern Most	
Frank Mugnola		4419 Genesee Valley Plaza			Face	
22-0029	10/01/22	Sisters Legacy, LLC.	81.-1-29.129	200.00	Development Signs	
Sisters Legacy, LLC.		Volunteer/Lakeville				

Count: 2

Total: 325.00

[illegible]