

**Town of Geneseo
Planning Board Monthly Meeting
September 9, 2024
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk Secretary
Ericka Elliott, Town Attorney
Kevin O'Donoghue, Surveyor
George Kuyon, Property Owner
Jared Smith, Property Owner
William Loyd, Property Owner
Peter Bruckel, PEMM LLC Quicklee's
Josh Bruckel, PEMM LLC Quicklee's

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the September Planning Board Monthly meeting to order at 7:01 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer, was absent from this meeting. The code report for August 12, 2024 to September 9, 2024 was handed out.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement was absent from this meeting. Livingston County Planning Board Meeting is Thursday (9/14/2024), minutes can be found at www.livingstoncounty.us.

REVIEW OF THE August 12, 2024, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions.

Member Shepard had a correction for page 4, paragraph seven under Short Form SEQR "Scondra" should be spelled "Scondras".

Member O'Shea made the motion to accept the August 12, 2024, Planning Board Monthly Meeting Minutes as amended.

Member Shepard seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Jennifer O'Shea, Robert Irwin, and Mark Shepard.

Opposed: None

Abstained: Floyd Streeter and Charles Maxwell

Motion Carried.

INITIAL REVIEW - TWO-LOT SUBDIVISION: GEORGE KUYON 3742 & 3744 West Lake Rd., Geneseo, NY 14454, Tax Map #73.-1-28.111.

Chair Harris invited Kevin O'Donoghue, surveyor, to the table to discuss the subdivision. Kevin said George Kuyon wants to subdivide his total acres of 2.997 into two (2) lots. Lot one 1.565 acres, and lot two 1.408 acres. His intent is to build a single-family home and downsize. Kevin was asked about the dry pond. George stated he has only seen water in it a few times and it drains within a few hours, inlet noted on the drawings.

Member O'Shea made a motion for preliminary approval of a two-lot subdivision for George Kuyon at 3742 and 3744 West Lake Road.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:10 PM on October 7, 2024. The Secretary will make the required publication and notifications.

INITIAL REVIEW – TWO-LOT SUBDIVISION: Jared Smith south side of Triphammer Road and approximately 2500 feet west of Route 15 Tax Map#64.-1-18.211.

Chair Harris invited Kevin O'Donoghue, surveyor, to the table to discuss the subdivision. Kevin said Jared Smith wants to subdivide his total acres of 10.83 into two (2) lots. Lot one 6.196 acres, and lot two 4.634 acres. He has no immediate plans for the lots.

Member Betette made a motion for preliminary approval of a two-lot subdivision for Jared Smith at the south side of Triphammer Road and approximately 2500 feet west of Route 15.

Member Streeter seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:20 PM on October 7, 2024. The Secretary will make the required publication and notifications.

INITIAL REVIEW – TWO-LOT SUBDIVISION: Seven Nations Stakes
3216 Nations Rd., Geneseo, NY 14454, Tax Map #62.-1-2.1.

Chair Harris invited Kevin O'Donoghue, surveyor, to the table to discuss the subdivision. Kevin said Seven Nations Stakes, Inc William Lloyd wants to subdivide his total acres of 711.608 plus into two (2) lots. Lot one 26.608 acres, and lot two remaining 685 plus acres. His intent is to sell the property that has an existing 2 story house to his daughter and son in-law. The conservation easement will remain.

Member Shepard made a motion for preliminary approval of a two-lot subdivision for Seven Nations Stakes, Inc at 3216 Nations Road.

Member O'Shea seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:30 PM on October 7, 2024. The Secretary will make the required publication and notifications.

Chair Harris gave a recap from the preliminary approval and public hearing meeting. We received a new set of revised drawing and had an informal discussion at the last meeting. There are conditions in the preliminary approval that are not on the drawings.

- A) Angled parking
- C) Lane stripping with arrows and lines.
- E) Pole lights being moved need to be dark sky compliant. Wall packs are not dark sky compliant.
- G) Landscaping trees between the pond and road.

Peter Bruckel and the board had a lengthy discussion about angled parking 90-degree vs 45-degree. It was agreed that Peter would ask his engineer to look at it again and if need be, consult with MRB engineer and produce a solution that is agreeable to both sides. The board is concerned about safety with 2 drive thru lanes and employee parking on the south side.

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 indicated.

Member Streeter made the SEQR motion for a 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.

Member Irwin seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Member Irwin made a motion for final approval for the Quicklee's Car Wash Expansion at 4310 Lakeville Rd., project with the following condition to be met on the final drawing before a building permit is issued.

1. Designate the south side parking is for employees.
2. Angle the parking slips on the south side of the building.
3. Directional arrows for identifying the Dunkin Lane and the car wash lane.
4. Lane striping.
5. Striped pedestrian crossing by the Dunkin menu board to the sidewalk and at the north end of the drive thru lane to the store.
6. Pole lights and wall lighting being moved/added need to be dark sky compliant.
7. Landscaping 3 trees between the pond and road, for example 3 small Tulip Trees.
8. Details are needed for the oil/water separator prior to the issuance of a building permit.

Member Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

New Business/Updates/Announcements:

Chair Harris announced the cancellation of the tentative September 23, 2024 Work Meeting.

Chair Harris announced the Conesus Lake Watershed Management Plan is currently being updated. This plan update will develop strategies to protect Conesus Lake, surrounding lands, and community well-being.

The Public Meeting will be held Monday, September 30th from 5:30 - 7:30 pm at Camp Stella Maris, 4395 E. Lake Road, Livonia, NY.

ADJOURNMENT:

With no other business or announcements, Chair Harris requested a motion for adjournment.

Member Shepard made a motion to adjourn at 8:15 PM.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report