

MINUTES
Town of Geneseo
Planning Board Regular Monthly Meeting
October 3, 2022
7:00 PM – 8:15 PM

Members Present:

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

Others in Attendance:

Jared Radesi, Code Officer
Sara Scondras, Seven Nations Stakes, Inc. (subdivision)
Laura Liav
Sophie Sabatino
Diane McMullan, Secretary (arrived at 7:05)

Excused:

Floyd Streeter

Absent:

Patricia Ford

1. CALL TO ORDER and ATTENDANCE.

Robert Harris, Chair, called the October monthly meeting to order at 7:00 PM. (The meeting was held on this date due to Columbus Day being the second Monday.) Floyd Streeter, alternate, was excused. Patricia Ford was absent. There was a quorum.

2. CODE OFFICE REPORT.

The monthly Code Office Report for the Planning Board was distributed to members by Jared Radesi, CEO. It included both the September and October statistics. Of note were many Hammocks Development buildings.

3. COUNTY PLANNING REPORT.

Jared Radesi briefly reviewed some items of importance. There was a referral from the Town of York at the August 11, 2022 meeting. Frank Rose is remodeling his bar on route 36 and plans to reopen soon. It will consist of lodging and entertainment in addition to the tavern. Plans include a crosswalk.

At the September 8, 2022 meeting the Village of Geneseo sent a referral for a doubling of the existing Noyes Health/U of R site at 50 East South Street. They plan to build out back with a huge parking lot to the west of the building. Code Office Radesi commented on the need for an exit plan for traffic leaving the site. This could be a roundabout, or right-only turn at least, at that location. A sidewalk is also advised.

4. REVIEW OF THE AUGUST 8, 2022, UNAPPROVED PLANNING BOARD MINUTES.

Chair Harris asked members to review and comment on the above submitted minutes. Chair Harris made a correction on page 4, first paragraph, dealing with Jaycox Creek as follows:

The County's Agricultural and Farmland Protection Board had raised an opposition to the project due to "the fact that a portion of the project is on prime farmland."

Mark Shepard made the motion to accept the August 8, 2022, Planning Board Minutes as corrected.

Jennifer O'Shea seconded the motion.

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

Opposed: None.

Abstained: Robert Irwin.

MOTION CARRIED.

The correction will be made.

5. PRELIMINARY APPROVAL of SEVEN NATIONS STAKES, INC. SUBDIVISION/LOT LINE ADJUSTMENT: THE NATIONS FARM, 3899 Huston Rd., tax maps #62.00-1-2 and #62.00-1-9.

Lot #1 (tax map #62.00-1-9) consisting of 60.739 acres, remaining lands of 356 +/- acres parcel A to be combined with #62.-1-2.

Chair Harris announced this project application and asked for a representative to speak about it. Sara Scondras, Seven Nations Stakes, Inc. explained that the lands under consideration had been placed in the conservancy some time ago. There were several conservancy building areas created where a small house is also located next to several small barns.

The purpose of the "lot line adjustment" is to separate the house from the rest of the farm and sell a building lot to Maggie and Mike Lloydhauser. However, there must be 150-foot road frontage on a building lot. Two lots which would give them the required frontage. The configuration of the land makes that difficult, however, as there is essentially only the driveway access (30 feet wide) of Nations Road. They will require legal access to Nations Lane ("the driveway") which could be split down the middle. S. Scondras explained that the Lloydhausers could own the southern half, leaving Seven Nations Stakes, LLC, with the northern half. The possibility of a private road may be considered in the future.

Planning Board members discussed the above, including the fact there are also utility easements on The Nations Farm to consider. R. Irwin brought up the fact that if one lot is subdivided for building, then the land will have to be subdivided again if someone else wishes to buy and build. (S. Scondras said this is something Seven Nations Stakes hopes will not happen.)

Chair Harris asked S. Scondras to have Kevin O'Donoghue, the surveyor, attend the next meeting. He then asked if there was a motion for Preliminary Approval of the project.

Jennifer O'Shea made the motion for Preliminary Approval of the Seven Nations Stakes, Inc., The Nations Farm subdivision/lot line adjustment, involving tax maps #62.00-1-2 and #62.00-1-9.

Robert Irwin seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

6. FINAL SUBDIVISION APPROVAL: JAYCOX CREEK SOLAR, LLC., located at 4731 Lakeville Rd., 0.52 NE of Country Club Rd., tax maps #72.-1-25.118 and #72.-1-25.122.

The above was originally a part of the project approval granted by the Planning Board on August 8, 2022.

Chair Harris explained that the survey maps were never filed with the County Clerk and the 60-day deadline has passed. Therefore, a subdivision motion will be made, setting the 60-day clock again.

The necessary mylar and paper copies were now submitted for this meeting. There was a brief discussion about the fact the subdivision consisted of two tax maps within the subdivision parcel.

Chair Harris asked for a motion.

Jennifer O'Shea made the Final Approval subdivision motion reaffirming the August 8, 2022, Jaycox Creek, LLC, motion involving tax map #72.-1-25.118 and tax map #72.-1-25.122.

Charles Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

7. NEW BUSINESS/UPDATES/ANNOUNCEMENTS.

Chair Harris said the Planning Board had received a letter from the Village Planning Board, David Woods. It involved SEQR Lead Agency determination for the proposed Geneseo Medical Office building at 50 East South Street. Code Officer Radesi went on to explain that the proposal would essentially double the current building. The building plan is to extend out back with an enlarged parking area. Planning Board members discussed traffic problems that currently exist exiting the current site. J. Radesi said they may have to eliminate left turns. There should also be a sidewalk. However, Planning Board members agreed with the Village Planning Board acting as Lead Agency for the project.

Regarding the topic of short-term rentals, J. O'Shea still plans to meet with Rob Deming and Matt Griffo from the Town Board. They have not set a date.

Before adjournment, Chair Harris asked the two students in attendance if they wished to introduce themselves. They did and each told the board what they were planning to study.

8. ADJOURNMENT.

There being no further business or announcements, Chair Harris requested a motion.

Charles Maxwell made the motion to adjourn the Planning Board meeting at 8:15 PM.

Mark Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by:

Diane McMullan, Secretary
Town Planning Board

dmm

Attachment: October Code Office Report (includes September Report also)

Town of Geneseo Code Enforcement Office **Other Permit Summary by Application Date Range: 08/01/2022 - 10/03/2022**

Permit# Applicant Name	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
22-0047E Castignetti, Geno	08/06/22	Castignetti, Geno 5476 LIMA ROAD	64.-2-32.13	600.00	EROSION CONTROL PERMIT Timber Mat Road Installation Above Grade, For Deliveries & Rescue Access	
22-0055E Matthew Odell	08/06/22	Matthew Odell 4510 CARMICHAEL LANE	82.-1-53.2	100.00	EROSION CONTROL PERMIT Remove Brush and Trees, Level Ground and Make Drainage Improvements w/ State Engineer Approval on North End of Property. Also to Make Certain Road Drainage is Left in Original State.	
22-0057S Wisser Properties, LLC.	08/09/22	Wisser Properties, LLC. 3889 North Road	73.-1-47.2	50.00	SIGN ZBA Approved Business Sign on Face of Building	
22-0051E Greg Mancine	08/10/22	Greg Mancine 4355 WEST LAKE ROAD	82.52-1-10	60.00	EROSION CONTROL PERMIT REMOVING OLD RETAINING WALL AND REPLACING WITH NEW RETAINING WALL	
22-0056S Wisser Properties, LLC.	08/19/22	Wisser Properties, LLC. 3889 North Road	73.-1-47.2	60.00	SIGN ZBA Approved Business Sign in Front Yard	Final Inspection Required
22-0063Ag BRADY MYRON C	09/03/22	BRADY MYRON C 4903 RESERVOIR ROAD	82.-1-19.1	35.00	AGRICULTURAL BUILDING 64' X 48' Agricultural Pole Barn Structure	
22-0024 Michelle Paroda	09/17/22	Michelle Paroda 5239 WEST LAKE ROAD	91.83-1-7	75.00	EROSION CONTROL PERMIT Remove stone from face of foundation and resurface on lake side. Small amount of excavation.	
22-0025 Chris Wegner	09/27/22	SUNSEEKER PROPERTIES, LLC 4396/4400 LAKEVILLE ROAD	81.-1-32.21 Miracle-Ear Hearing Aid Center	50.00	Fire Safety and Property Maintenance Miracle-Ear Hearing Aid Center	
22-0027 Dennis P. Anthony	09/27/22	Dennis P. Anthony 5375 WEST LAKE ROAD	100.43-1-12	50.00	EROSION CONTROL PERMIT Silt Fence for demolition and new home excavation/construction	
22-0026 PAVONE PAUL & PAULA S	09/27/22	PAVONE PAUL & PAULA S 4310 LONG POINT ROAD	90.-1-46.22 In Home Daycare	50.00	Fire Safety and Property Maintenance In home daycare with a woodstove	In Home Daycare W/ Woodstove
22-0028 Dennis P. Anthony	09/28/22	Dennis P. Anthony 5375 WEST LAKE ROAD	100.43-1-12	75.00	Demolition Permit Demolition of an entire residential structure	
22-0029 Sisters Legacy, LLC.	10/01/22	Sisters Legacy, LLC. Volunteers/Lakeville	81.-1-29.129	200.00	SIGN Development Signs	
Total Count:	12			Total:	\$1,405.00	

Permit# Applicant Name	Issued Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
22-0131 Finger Lakes Power System LLC	09/13/22	Joe Breuning 3973 North FD	73-1-47.642	300.00	82,638.37	Rooftop Solar (36 Panels) W/ Battery Backup
22-0132 Sarah Disque & Tom Fuller	09/14/22	Sarah Disque & Tom Fuller 3535 ELM ROAD	64-1-48.1	900.00	207,110.00	144' X 72' Pole Barn Accessory Building & Arena
22-0134 Michelle Paroda	09/17/22	Michelle Paroda 5239 WEST LAKE ROAD	91-83-1-7	250.00	20,000.00	Renovation to existing deck Renovation to foundation lake side
22-0135 Andrew Freeman	09/20/22	Eden Dedrick 3282 AVON ROAD	63-1-13.2	75.00		Masonry Fireplace w/ Clay Liner
22-0136 RW Geneseo II LLC	09/22/22	Hammocks @ Geneseo Phase 4 Volunteer Road	81-1-2.815	2118.00	706,000.00	Hammocks Development Building 43-46
22-0137 James Aman	09/26/22	AMERICAN ENGRAVING 4550 GENESEE STREET	80-1-18.21	75.00	17,000.00	Roof Tear Off & Re-Shingle
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
Total Count: 23			Total:		\$21,777.25	\$7,846,323.37