

LIVINGSTON COUNTY PLANNING BOARD
Meeting Minutes –
March 11, 2021

In attendance WILLIAM GRAHAM, Town of Groveland; BARRY INGALSBE, Village of Lima; JILL KALMAR, Town of West Sparta; DON KANE, Town of Leicester; APRILE MACK, Village of Geneseo; CLARA MULLIGAN, Town of Avon; DENNIS NEENAN, Town of Lima; JOANNE PALMER, Village of Livonia; ALEX PIERCE, Town of Nunda, Chairman; JARED RADESI, T. Geneseo; KAREN ROFFE, Village of Leicester; SARAH SANTORA, Village of Caledonia; JACK SPARLING, Town of Livonia; JOHN VAN HEUSEN, Town of Ossian; JOHN YUNKER, Alternate #1; C. JOAN CRUNDEN, Town of Caledonia; ANITA MARTUCIO, Town of Conesus; TIMOTHY BRINDUSE, Village of Dansville; KEVIN FAHEY, Village of Mount Morris

Staff: HEATHER FERRERO, Deputy Planning Director; SHAWN ROONEY, Planning Assistant, MARY UNDERHILL, Planner

Members Excused: CATHIE GEHRIG, Town of Mt. Morris; MARY ELLYN MERLE CALABRESE, Town of Sparta

Members Absent: DAVID LUCE, Town of North Dansville; ROBERT HAYES, Village of Avon

Guests: BOB WINANS, Project Engineer with DDS Engineering

Chairman Pierce brought the March 11, 2021, meeting of the Livingston County Planning Board to order at 7:03 p.m.

Mr. Rooney led the group in the Pledge of Allegiance.

Chairman Pierce provided an overview of New York State General Municipal Law, Section 239-l, m, & n and reviewed the rules for member participation and voting.

- Abstentions: Mr. Radesi announced that he would be abstaining from Zoning Referral #2021-008 from Millstone Development/DDS. Mr. Van Heusen announced that he would be abstaining from Zoning Referral #2021-010 from the Town of Ossian.

Approval of Minutes from the February 11, 2020, County Planning Board Meeting

Chairman Pierce asked for a motion regarding the Minutes from the February 11, 2021, County Planning Board meeting.

A motion to approve the meeting minutes from February 11, 2021, was made by Ms. Palmer and seconded by Ms. Crunden. The motion carried unanimously.

Zoning Referral #2021-008, Town of Geneseo, Site Plan Review for a 25,000 SF retail center on Gateway Drive (Applicants: Millstone Development/DDS)

Mr. Rooney presented the staff report. Items discussed included:

- Ms. Mack and Ms. Mulligan had concerns in regards to the parking lot. Ms. Mack stated that it is required to have 75 parking spaces, but the applicant is proposing 94, which both Ms. Mack and Ms. Mulligan feel may be excessive. They would like to see some more greenery located within the parking lot, rather than all blacktop. Ms. Mack also was concerned that the parking lot has only a one-way access to the donation area, making maneuvering around the parking lot difficult and not very accessible for emergency vehicles.
 - Mr. Rooney stated that there is a discussion happening to potentially reduce the amount of parking spaces.
 - The applicant also commented on the board's concerns regarding the parking lot. Mr. Winans stated that Goodwill requested the 94 spaces. They strongly felt that was the number of spaces they would eventually need for the retail business, community meetings and in house meetings.
- Ms. Mulligan stated that she is unsure as to which kind of trees they are planting. She stated she is hoping they are not planting more Norway Maple trees or Ash trees.
 - Mr. Rooney replied that it appears that the majority type of tree that will be planted in the proposed site plan is the Celebration Maple.
- Ms. Mulligan asked why there is a need for a new building and location from the current Goodwill store?
 - Mr. Rooney stated that the current Goodwill is leasing that site. Goodwill's intent with the new site is that they will own the building.
- Ms. Martucio asked what the current square footage is compared to the square footage of the proposed new building?
 - Mr. Rooney responded that he is unsure what the square footage is of the current Goodwill store. The project engineer also does not know the current square footage.
- Ms. Santora asked if there is a proposed traffic light near the site for entrance/exit?
 - Mr. Rooney replied that a traffic study was done previously and it was determined by the DOT that a traffic light is not needed at this time. However, if more than 3 parcels on this mixed-use development project were to be developed, the DOT had determined that additional traffic study and maybe a traffic light would be warranted.
- Mr. Brinduse had questions as to which trees were going to be planted around the perimeter on the west side? Also, if the trees were deciduous or not? If they are, he wanted it to be noted that there will be a period of a few months where the trees will be bare and that should be considered.
 - Mr. Winans stated that it is going to be a variety of smaller trees. The trees are deciduous trees, meaning the leaves fall off yearly. The engineer stated that they do have a landscape architect that is working on this and will take it into consideration.

A motion to recommend approval of Zoning Referral #2021-008 with staff advisory comments, and County Planning Board comments, was made by Ms. Roffe and seconded by Ms. Palmer. Abstention from Mr. Radesi. The motion carried.

Zoning Referral #2021-013, Town of Mount Morris, Review of the Town of Mount Morris Comprehensive Plan (Applicant: Town of Mount Morris)

Ms. Underhill presented the staff report. Items discussed included:

- Mr. Neenan would like the Town of Mount Morris to consider deleting the overlay district that may invertedly encourage development on Route 408 rather than using the prime farmland for agricultural use. Mr. Neenan would also like to remind the applicant that it is also on a flood plain.
- Mr Neenan also led discussion on an approval with modification to add emphasis to the recommendation.
- Ms. Mulligan recommended that the word “accessible” should be used rather than the word “handicap.”

A motion to recommend approval with modification of Zoning Referral #2021-013 with staff advisory comments, and County Planning Board comments, was made by Ms. Crunden and seconded by Mr. Brinduse. The modification voted on by the County Planning Board was that, given that the Route 408 corridor east of the Village is entirely located within the 100-year floodplain, has some of the best agricultural lands in Livingston County, and serves as the gateway to the community, the Town should not allow commercial or industrial uses to be located here. The motion carried.

Zoning Referral #2021-015, Village of Dansville, Rezoning 15 parcels in the Village of Dansville (Applicant: Village of Dansville)

Mr. Rooney presented the staff report. The following item was discussed:

- Mr. Brinduse asked would there be some wisdom in asking the Village to consider classifying tax parcel 203.6-3-69 as Business -1 Zoning District instead of High-Density Residential Zoning District to make the existing use on the property in conformance with the Village Zoning Code.

A motion to recommend approval of Zoning Referral #2021-015 with staff advisory comments, and County Planning Board comments, was made by Mr. Neenan and seconded by Mr. Brinduse. The motion carried.

Zoning Referral #2021-010, Town of Ossian, Zoning law amendment regarding accessory buildings in the Town of Ossian (Applicant: Town of Ossian)

Mr. Rooney presented the staff report. The following item was discussed:

- Mr. Neenan inquired if the Town was considering allowing the front setback of the accessory structure to meet the line of the principal structure because other municipalities within the County have included additional setbacks from the front of the principal structures for adjacent neighbors and aesthetics.

A motion to recommend approval of Zoning Referral #2021-015 with staff advisory comments, and County Planning Board comments, was made by Mr. Pierce and seconded by Mr. Radesi. Abstention from Mr. Van Heusen. The motion carried.

Local Announcements

- Chairman Pierce mentioned that World Water Day is March 22nd.

Other Business / Communication

- Upcoming training sessions
 - April 13th from 6pm-8pm- Intro to Planning and Zoning webinar
 - May 18th from 6pm-8pm- Hot Topics Discussion
 - September 21st Roles and Responsibilities for Planning Board Members
 - March 25th Spring Training Municipal Boot Camp
 - April 7th from 7pm-8:30pm- 94-C Regulations
- Executive committee updates
 - Created a Welcoming Committee and video chatted with the new County Planning Board members answering any questions they had. Discussed topics to see if anything sparked interest.

The next County Planning Board meeting will be held on April 8, 2021.

Adjourn

A motion to adjourn was made by Ms. Palmer and seconded by Ms. Crunden. Motion carried unanimously.

The meeting adjourned at 9:16 p.m.

Respectfully submitted, C. Joan Crunden, Secretary

Recorded by Jocelyn Bishop