

LIVINGSTON COUNTY PLANNING BOARD
Meeting Minutes –
May 12, 2022

In attendance: TIM BRINDUSE, Village of Dansville; MARY ELLYN MERLE CALABRESE, Town of Sparta; KEVIN FAHEY, Village of Mount Morris; JILL KALMAR, Town of West Sparta; DON KANE, Town of Leicester; APRILE MACK, Village of Geneseo; CLARA MULLIGAN, Town of Avon; JOANNE PALMER, Village of Livonia; ALEX PIERCE, Town of Nunda; KAREN ROFFE, Village of Leicester

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

Members Excused: DAWN ANDERSEN, Town of Livonia; CATHIE GEHRIG, Town of Mount Morris; ANITA MARTUCIO, Town of Conesus; DENNIS NEENAN, Town of Lima; JARED RADESI, Town of Geneseo; SARAH SANTORA, Village of Caledonia; JOHN VAN HEUSEN, Town of Ossian; JOHN YUNKER, Alternate #1

Members Absent: C. JOAN CRUNDEN, Town of Caledonia; ROBERT HAYES, Village of Avon; BARRY INGLALSBE, Village of Lima; DAVID LUCE, Town of N. Dansville;

Guests: Daniel Brennan & Andrew Norris of PH Reality

Chairman Pierce brought the May 12, 2022, meeting of the Livingston County Planning Board to order at 7:05 p.m.

Chairman Pierce led the group in the Pledge of Allegiance.

Chairman Pierce provided an overview of New York State General Municipal Law, Section 239-1, m, & n and reviewed the rules for member participation and voting.

Approval of Minutes from the April 14, 2022, County Planning Board Meeting

As there was not a quorum, action on this item has been delayed to the June meeting.

Zoning Referral #2022-029, Town of Ossian, Zoning Text Amendment to update Solar, Battery Storage, and Wind regulations (Applicant: Town Board of Ossian)

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

- Mr. Brinduse asked how the costs of the construction bond would be formulated.
- Comment: Recommend that the process of determining 150% of the costs for the construction bond be outlined in the zoning amendment.
- Comment: Recommend that the costs be reviewed and updated at a regular interval to account for changes over time.

A motion to recommend Approval of Zoning Referral #2022-017 with staff advisory comments and County Planning Board comments, was made by Mr. Brinduse and seconded by Ms. Roffe. There was unanimous agreement, but, due to lack of quorum, the motion failed to carry.

Zoning Referral #2022-028, Village of Mount Morris, Area Variances for a Mobile Home Park expansion on Sullivan Street and Erie Street (Applicant: PH Reality)

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

- Can water and sewer handle the additional load? That will be handled during site plan review, and the question can be forwarded.
- Mr. Kane agreed with the need for additional hydrants and water mains.
- Fire safety is regulated by State Code.
- Ms. Mack commented on emergency response. Will the addition of that many people, can the ambulance service handle that amount of people?
- Can the school handle that amount of people.
- Applicant stated that there is no plan to combine the lots.
- Ms. Mack stated the number and amount of those variances is a lot. Eight variances seem high.
- Mr. Brinduse old lots were pre-existing nonconforming. The variances are substantial. Too close together.
- How much space is between each trailer?
- Ms. Kalmar – floodplain development. That would add 240 homes to a flood situation.
- Water quality concerns for being on the end of the line from Silver Lake.
- Strategy for this development – only mobile homes?
- Drainage and flooding issues. Applicant plans on addressing those issues and infrastructure issues. Will take significant capitol. It is different configuration than the code, but this location is appropriate for that density.
- Mr. Brinduse. Looking at stormwater runoff, increasing impervious surfaces. This will increase the stormwater issues. Needs to be addressed by the Village.

A motion was made by Ms. Mack and seconded by Ms. Kalmar to recommend Disapproval of Zoning Referral #2022-028 based on the intercommunity concern of emergency response and municipal resource concerns resulting from the proposed development density. Mr. Fahey abstained. Ms. Merle Calabrese opposed the motion, and Mr. Fahey abstained. Due to lack of quorum, the motion failed to carry.

Zoning Referral #2022-33, Town of Sparta, Review of Town of Sparta Solar Moratorium Extension (Applicant: Town of Sparta)

Ms. Underhill presented the staff report.

A motion to recommend Approval of Zoning Referral #2022-033 with staff advisory comments was made by Ms. Roffe and seconded by Mr. Fahey. Ms. Merle Calabrese abstained. Due to lack of quorum, the motion failed to carry.

Local Announcements

EMC: Earth Day Award was awarded to Dick Thomas of Caledonia. Annual Report of the EMC was posted on the County's website.

Other Business / Communication

- G/FLRPC Regional Local Government Workshop on Friday, May 13, 2022, in Batavia

- In person meeting in June, at Government Center, Room 205 / 208
- Upcoming training sessions: <https://www.livingstoncounty.us/673/Training>
- May 14th Al Lorenz Park Family Day.

The next County Planning Board meeting will be held on June 9, 2022.

Adjourn

A motion to adjourn was made by Mr. Fahey and seconded by Ms. Palmer. The motion carried.

The meeting adjourned at 8:23 p.m.

Respectfully submitted, C. Joan Crunden, Secretary

Recorded by Heather Ferrero