

LIVINGSTON COUNTY PLANNING BOARD
Meeting Minutes – September 10, 2020

In attendance: CATHIE GEHRIG, Town of Mt. Morris; WILLIAM GRAHAM, Town of Groveland; DON KANE, Town of Leicester; STEWART LEFFLER, Village of Geneseo, Chairman; KAREN ROFFE, Village of Leicester; SARAH SANTORA, Village of Caledonia; KEVIN FAHEY, Village of Mt. Morris; APRILE MACK, Alternate #1; JOANNE PALMER, Village of Livonia; CLARA MULLIGAN, Town of Avon; ALEX PIERCE, Town of Nunda; ANITA MARTUCIO, Town of Conesus; BARRY INGALSBE, Village of Lima; C. JOAN CRUNDEN, Town of Caledonia; JARED RADESI, Town of Geneseo; DENNIS NEENAN, Town of Lima; JOHN VAN HEUSEN, Town of Ossian; ROBERT HAYES, Village of Avon; TIM BRINDUSE, Village of Dansville

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

Members Excused: JILL KALMAR, Town of West Sparta; JACK SPARLING, Town of Livonia

Members Absent: DAVID LUCE, Town of North Dansville; KATE WILCOX, Town of York; KYLE MOTT, Town of Springwater

Guests: CINDY KELLEN, Town of Avon; ANDREW KOSA, CPL, representing Growmark; THOMAS BOCK, CPL, representing Growmark; SARA GILBERT, Pinewoods Engineering, representing the Avon campground project, BILL BACON, Livingston County Economic Development

Chairman Leffler brought the September 10, 2020, meeting of the Livingston County Planning Board to order at 7:06 p.m.

Chairman Leffler introduced and welcomed guests.

Chairman Leffler led the group in the Pledge of Allegiance.

Chairman Leffler 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 August 13, 2020, County Planning Board Meeting

Chairman Leffler asked for a motion regarding the Minutes from the August 13, 2020, County Planning Board meeting.

A motion to approve the meeting minutes from August 13, 2020, was made by Ms. Palmer and seconded by Ms. Roffe. Abstentions were made by Mr. Neenan and Mr. Brinduse. The motion carried.

Zoning Referral #2020-063, Town of Avon, Zoning Amendment to allow a campground in Kemps Bus PDD on Route 15 (Applicant: Paul Stevenson)

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

- There was a concern as to how much of the property will be bulldozed, such as trees, etc.
 - Ms. Gilbert commented stating that the applicant would like to keep as much of the existing nature as possible. The plan is to only remove what is needed to be removed for roadways, emergency vehicles, stormwater, etc.
- There was a question as to if the campground use works with the land use goals of the Town?
 - Mr. Rooney replied that this PDD is identified in the Town Comprehensive Plan as being located within the commercial industrial areas of the Future Land Use Map.
 - The Town is asking more for feedback from the County Planning Board as to if the campground fits with the goals of the PDD district.
 - Ms. Ferrero added that in order to do anything in an existing planned development district in the Town of Avon, there is a two-step process. Town Board approval of the concept and then the planning board approval of the site plan. Ms. Ferrero stated that the board will see more detailed information if the referral comes back for a site plan review.
- Ms. Santora asked Ms. Gilbert if Pinewoods Engineering has other campgrounds in our area that may be similar to what is proposed in Avon?
 - Ms. Gilbert replied that the prospective owner of the property is a resident of Avon and they want to highlight some of the historical significance in the area. For example, multiple hiking trails that are named after something with historical significance.
- Guest, Ms. Kellen from the Town of Avon had concerns regarding transportation and visualization. She states the vehicles have difficulty getting in and out of their driveway due to visualization.
 - Ms. Gilbert responded that the Town has requested a traffic study, so that would be further explored.
- Ms. Kellen also was concerned over the fact that the campground is going to be unsupervised with no staff on site.
 - Ms. Gilbert responded that the prospective owner does intend to have some sort of supervision at the campground. Not only does he live close by, he plans to maybe give a site for free to someone for the summer while they maintain the campground.
- There was a suggestion that the Town of Avon may want to consider further defining what the comprehensive plan identifies as regional commercial development.
- A few members of the board wanted to request an extension so that the Town can let the board know more information on what it is that the Town wants.
 - It was suggested by another board member to make a decision either way to give back to the Town with these comments because the Town is looking for the board's thoughts. Without a decision from the board, the Town may just go on to make a decision without the board's input.

Alex Pierce made a motion that this zoning referral be returned without action to the Avon Board with Planning Board comments and looking specifically at how Avon defines regional commercial development. Mr. Brinduse seconded. There was discussion of the motion, and then the motion was retracted by Mr. Pierce.

A motion was made by Mr. Pierce to recommend approval of Zoning Referral #2020-063 with staff and board comments, contingent on the Town of Avon finding that this proposal fits within the “regional commercial development” framework, and asks that the Town consider further defining the term “regional commercial development” in the Comprehensive Plan. The motion was seconded by Mr. Van Heusen. Disapprovals was made by Mr. Hayes and Mr. Graham. The motion carried. 17-2-0

Zoning Referral #2020-067, Town of York, Site Plan Review for a 15,430 square foot fertilizer plant and railroad spur extension at 2936 Telephone Road (Applicant: Centurion Construction/Growmark)

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

- The board questions if these are nitrogen-based fertilizers?
 - Mr. Kosa from CPL responded to the question that the data sheets for each fertilizer was submitted and stated that he will send them over again.
- A member from the board asked if the fertilizer is a dry fertilizer?
 - Mr. Kosa responded that it is a dry fertilizer that is mixed and stored within those buildings.
- There were some concerns from the board regarding the safety of storing fertilizer, however, due to the fact that this business has been dealing with this fertilizer already the board feels more comfortable with this expansion.
- There was a question as to the notes regarding “brownfield”? The board would like to hear more about the “open status” in the remediation program and what that means to the development?
 - Mr. Kosa replied, remedial investigation is still underway which has to do with monitoring wells. Those will stay on site. The engineer has requested from the owner and the DEC a copy of the application, and will share that with the County Planning Board and the Town
- Mr. Kosa would like to add that the engineers have received MRB’s second round of comments. He believes there are about 10 comments. They are continuing to look at them and wrap them up. The engineers will supply the responses to the comments and the revised plans if any. He assured the board that the design will remain as is, it is mostly clarifications.
- Ms. Gehrig commended the Town of York for providing the Town Engineer’s report; it was useful in the County Planning Board review process.
- Ms. Roffe recognized that the Town, the Applicant and Attorneys are working to develop a well-thought out plan for a use that is needed in the County.

A motion to recommend approval of Zoning Referral #2020-067 with staff and board comments was made by Ms. Roffe and seconded by Ms. Palmer. The motion carried. 19-0-0

Local Announcements

None.

Other Business

- Upcoming training: “Skills That Make A Great Board Member”
 - Tuesday, September 22nd, from 6-8pm
 - Hybrid training: In person/Zoom at County Conference Center
- The 2020 US Census is ongoing. Shawn gave an update on the County’s Census activities.
- Livingston County has a COVID-19 website:
<https://www.livingstoncounty.us/1207/COVID-19>. There is map showing the statistics for Livingston County residents.

The next County Planning Board meeting will be held on October 8, 2020.

Adjourn

A motion to adjourn was made by Mr. Pierce and seconded by Ms. Palmer. Motion favored unanimously.

The meeting adjourned at 9:33 p.m.

Respectfully submitted, C. Joan Crunden, Secretary

Recorded by Jocelyn Bishop