

VILLAGE OF GENESEO
BOARD OF TRUSTEES

October 3, 2011

PRESENT:

Richard B. Hatheway, Mayor
John Fox, Jr., Deputy Mayor
Sandra F. Brennan, Trustee
Margaret Duff, Trustee

Marsha B. Merrick, Clerk/Treasurer

PUBLIC PRESENT:

Howard Appell Barry Caplan
Josh Williams

Ryan Colvin (MRB)

1. MEETING OPENED:

Mayor Hatheway opened the meeting at 5:00PM. The minutes of the September 26, 2011 regular meeting were reviewed. Trustee Brennan moved to approve the minutes as presented with second from Deputy Mayor Fox. The vote was as follows: Deputy Mayor Fox-Aye, Trustee Brennan-Aye, Trustee Duff-Aye, and Mayor Hatheway-Aye.

2. BARRY CAPLAN – PARKING ISSUES:

Barry expressed concern about the possibility of additional apartments being created over buildings on Main Street (owned by Rocco Dragani #81, 94, 114, 116, and 118) which are currently lacking second stories. According to Geneseo Code, owners are required to have only one parking space for each additional apartment; however, each apartment can effectively house four people with four additional vehicles. Barry estimates that there could be a potential for fifty new tenants on Main Street in the next two years. Parking will become a major issue. Barry provides parking spaces for all of the tenants of his buildings, and feels other landlords should do the same. The influx of folks parking in spots that are in private lots has already created a problem at the rear of buildings on the west side of Main Street. The addition of apartments above already established businesses exaggerates the problem. He feels that if a property owner does not have enough parking spaces on site, the owner of the building should be required to purchase space in the municipal lot to provide parking for the tenants.

The Board was sympathetic to the issue and promised to investigate further. They will then “get their heads together” to see what potential impact this development might have on Main Street.

3. II PROJECT:

MRB’s Ryan Colvin asked the Board to consider a proposal to extend the construction observation portion of the project. The project is getting to the point of wrap-up in early November other than the milling and paving of Court Street, which will be postponed to allow for settling over the winter and will be undertaken after the students depart in May (and final payout in the 2012-13 fiscal year). The explanation is that for the contractor, Babcock Enterprises, to meet the tight construction schedule and the change orders, the crews have worked longer days,

and longer weeks. If the crews are working, the construction observation must take place, especially for the work that occurs underground. The original contract allowed for 1,200 hours of construction observation by an employee of MRB Group. As of September 10 those hours have been expended, yet the observer (Victor Nowrocki) has continued to work. What it boils down to, Ryan continued, is that there is a need for perhaps two more months of construction observation. That would amount to approximately \$32,000 in additional cost to the project.

However, Ryan stated that a portion of this remaining project time includes restoration items that need to be completed by the contractor. Restoration work should not require full time observation services, but can be completed after the fact, as this work is on the surface and can be evaluated by our own personnel. The underground work should be completed by mid-October. In mid-October project manager Pat Nicoletta and Ryan will verify what remains and what full and/or part time observation may still be required. They estimate that the time needed to complete full time observation services for the on-going underground work is one month, or 214 hours, at a cost of \$16,050. The Village would be billed only for the hours spent. Ryan stressed to the Board that the project has encompassed much more work than was in the original scope. All of the additional work has been worthwhile and many improvements have been made along the way in addition to those in the original scope of the project.

New budget amounts were discussed showing a balance of \$74,000 left when the project is completed, which takes into consideration the proposed amount for additional observation hours. Trustee Brennan moved approval of the \$16,050 proposed for the additional hours of construction observation needed, with the anticipation that there could be additional hours needed not to exceed an additional \$16,000 approved at this time to conclude the project. In order to use that additional approved amount, there would be consultation between Mayor Hatheway, Supt. Frazier and MRB. Deputy Mayor Fox seconded the motion. Discussion followed. The vote was as follows: Trustee Brennan-Aye, Trustee Duff-Aye, Deputy Mayor Fox-Aye, and Mayor Hatheway-Aye. The motion carried.

4. SEQR (State Environmental Quality Review – Full Environmental Assessment Form):

Trustee Brennan prepared the long form environmental assessment for the zoning amendment eliminating the inclusion of two family dwelling conversions in the R-1 and R-2 zoning districts per Angela Ellis at the County Planning Department. Some of the items in the form did not apply to the situation, but “not applicable” was not a choice on the form. Therefore, the response was “no” to some of those questions.

Sandy recommended that she go through part II beginning on page 11. The applicant usually submits part 1, while part II is completed by the agency who seeks to adopt the law; that would be the Village Board in this case. The proposed action *seeks to correct errors in the Bulk & Use Tables for the R-1 and R-2 Zoning Districts that occurred as the tables were developed during the previous Zoning revision in 2008 by amending section 130-130 in the R-1 Residential District to remove the wording “two family dwelling” from the uses requiring a special use permit and section 130-131 in the R-2 Residential District to remove the wording*

“two family dwelling” from the uses requiring a special use permit.) Questions in part II deal with the proposed action’s impact on land, water, air, plants and animals, agricultural land resources, aesthetic resources, archaeological resources, open space and recreation, critical environmental areas, transportation, energy, noise and odor impact, public health, and growth and character of community or neighborhood. All of the responses to the questions posed were answered no.

Under *character of the existing community* Sandy stated *in 2007 the Village adopted a Comprehensive Plan, the purpose of which was to provide a framework for planning and policy decisions over the course of the next 10-15 years. The mission statement found in the Plan states: “Protect what we have; be purposeful in what we add.”*

Trustee Brennan moved to declare that based on acceptance of the Environmental Assessment Form, this project (amending the Bulk & Use Tables) will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment. Therefore a **negative declaration** will be made and filed. Trustee Duff seconded the motion and the vote was as follows: Trustee Brennan-Aye, Trustee Duff-Aye, Deputy Mayor Fox-Aye, and Mayor Hatheway-Aye. The Board thanked Trustee Brennan for her work and dedication in completing the form.

Trustee Duff moved to amend the zoning law to remove the wording “dwelling, two-family” from the uses requiring a special use permit in Section 130-130 in the R-1 Residential District and in Section 130-131 in the R-2 Residential District. This amendment has been considered and approved by the County Planning Board; items they required have been complied with including notifying the Towns of Geneseo and York of the proposed amendment and Public Hearing and completing the environmental assessment form (long form). Trustee Brennan seconded the motion. There were no objections raised at the Public Hearing held earlier this evening, and the two residents who were present indicated their support. Following discussion, the vote was as follows: Trustee Brennan-Aye, Trustee Duff-Aye, Deputy Mayor Fox-Aye, and Mayor Hatheway-Aye. The motion carried.

Regarding the permitted use listed in Section 130-131 (Bulk and Use Table) as *Dwelling, attached or row*, on advice of the County Planning Department, the Board agreed to schedule a public hearing for that deletion from the Code on November 7, 2011 at 5:30PM.

5. TEMPLE HILL CEMETERY:

Mayor Hatheway recently had a conversation with Bob Kelsey, President of the Temple Hill Cemetery Association and Edith Matthews, Treasurer. The Association is in somewhat dire financial straits and inquired about what the Village could do to support them. Dick responded that the Village is not in a position to assist because that is the responsibility of the Town if such a need arises. Because Village residents pay taxes to the Town, any Town involvement already includes a share from the Village. He did suggest that if the Town of Geneseo moves forward on this, the Village would support the Town in that effort. Moreover, there are two cemeteries in the Village and if support is lent to one, it would need to be lent to the other as well.

6. TAX RESOLUTION:

Trustee Brennan moved to adopt the following resolution: BE IT RESOLVED that the Livingston County Treasurer be authorized to collect the 2011 Village of Geneseo taxes (as well as water/sewer fees shown on the 2011 Final Village Tax warrant) as of October 1, 2011 in accordance with Section 1442 of the Real Property Tax Law of the State of New York. Deputy Mayor Fox seconded the motion and all were in favor. As of this point in time, there is \$46,529.71 left to collect out of \$1,491,208.31 or approximately 3%.

7. ENERGY EFFICIENCY PROGRAM:

Mayor Hatheway has been in contact with EnerPath to retrofit the fluorescent light fixtures in the Geneseo Building, Wastewater Treatment Plant and the DPW building as presented a few months back. Due to energy savings the cost for the replacements will be recouped in a couple of years and the lighting will not only be more energy efficient, but brighter as well.

8. MISCELLANEOUS CORRESPONDENCE:

The Geneseo Town Board has scheduled a public hearing for October 13 for extension #8 to water district #1 on Groveland Road.

The Board received a very nice note from Geneseo Productions thanking them for supporting the summer concert series.

Mayor Hatheway had a meeting with SUNY VP Bob Bonfiglio last week regarding College/Village items. It was noted that a blurb in *US News & World Reports* states: "Walking on Main Street in Geneseo is like stepping into a vintage postcard."

9. PUBLIC SAFETY:

Trustee Brennan reported that there were 782 calls for service during the month of September with a total of 6,834 for the year (similar to last year). Other items were in Chief Osganian's report including 10 *quality of life* infractions this week, which have decreased a little, but still a large number.

The Village received a reimbursement from the County for overtime expended for *active shooter training* in the 2010-2011 fiscal year. All of the officers participated.

Deputy Mayor Fox reported that Chief Chanler suggested that a resolution for outgoing Ambulance Captain Dewar be delayed until the annual banquet, which will take place in a few months.

10. PUBLIC WORKS:

No report at this time. Mayor Hatheway noted that Charlie Parent has installed a new entry door at the rear of the building today, and that new lighting, a railing and a coat of paint has vastly improved the back stairway area.

11. TRUSTEES:

Trustee Brennan: Corrin Strong called and asked about the legality of holding weddings at the Hartford House (business use of the property). There is a

possibility for one next summer. Revisions to the Code would be necessary to allow this use. She will discuss it further in her zoning committee meeting.

Trustee Duff: nothing further.

Deputy Mayor Fox: John wondered if an insert could be placed in the water bills when they are mailed November 1st. The Healthy Campus Coalition has put together a brochure alerting residents to various Village Codes that are in place to insure peaceful neighborhoods. John described many activities and ideas the Coalition has come up with to inform students on alternatives available to them. Clerk Merrick said that would not be a problem in the office to insert the brochure as the bills are stuffed for mailing.

Deputy Mayor Fox is beginning to look at ways of streamlining the purchasing process. He is working with Clerk Mack and the department heads as a first step.

12. CLERK/TREASURER:

Clerk Merrick stated that she is still working and waiting for the final edits to the 2010-11 annual report from Rick Blafield of the Comptroller's Office.

13. MEETING CLOSE:

With no further business to discuss, Deputy Mayor Fox moved and Trustee Duff seconded the motion to adjourn. The vote was as follows: Deputy Mayor Fox-Aye, Trustee Brennan-Aye, Trustee Duff-Aye, and Mayor Hatheway-Aye. The motion passed and the meeting adjourned at 6:53PM.

Marsha B. Merrick, Village Clerk