

Members Present:

Matthew Griffo, Chair
Robert Freiburger
Sue Richardson
Dori Farthing
David Woods

Other Village Representatives Present:

Code Enforcement Officer Dean O'Keefe
Livingston County Planning Board
Representative Robert Yull

Public Present:

Peter White
Amy Carpenter
Richard and Karen Longfellow

Applicants Present:

Corrin Strong
Tim Brinduse on behalf of Genesee Valley Investors Rocco J. Dragani

1. Meeting Opened:

Chair Griffo opened the meeting at 4:00PM.

2. Meeting Minutes:

The January 28, 2009 meeting minutes were reviewed. D. Woods moved to approve the minutes as amended. D. Farthing seconded the motion. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

3. Code Enforcement Report:

January 2009

Building Permits:	3
Zoning/Sign Permits:	0
Fire Inspections:	17

Code Enforcement Officer Dean O'Keefe stated that he and Code Enforcement Officer Ron Maxwell (currently on vacation) have been busy completing fire inspections. CEO O'Keefe noted that some of the places they are inspecting are being inspected for the very first time.

A letter went out to all rental property owners within the Village stating that the Village's Rental Housing Law is now in affect, which includes registration of the rental property. CEO O'Keefe stated that he has several rental-housing applications to date.

4. Corrin Strong – 3 Lot Subdivision, Hartford House property:

Corrin Strong appeared before the Board for a second time with conceptual plans for a three-lot subdivision of his property on Avon Road. A more detailed map had been submitted prior to the meeting, which included his sister's property to the north. Mr. Strong distributed an enlarged map of the area he wishes to subdivide.

Mr. Strong pointed out that the location of the proposed driveway onto Avon Road for Lot #3 (tennis club parcel) directly lines up with the northern driveway of the Balconi Building.

Mr. Strong inquired whether this subdivision would be considered under the newly adopted zoning code, which went into affect on January 23, 2009 or the previous zoning code. The new code

requires at least 100' of road frontage where the old code requires only 75'. Chair Griffo stated that the application had been received prior to the new code taking affect; therefore he believed 75' of road frontage would be required for this subdivision. It was noted that cross access easements to the other lots should be put into place for this driveway now. Some concern was raised as to whether or not 75' would be wide enough for two lanes of traffic. The Board thought that it would be, but stated that the Village Engineer would review this during the preliminary subdivision stage.

D. Woods stated that he believes that 75' is plenty of room, but since there are no immediate plans for this driveway to be constructed, this subdivision should be looked at under the new zoning regulations. The Board agreed that the Village's Attorney J. Thomas Reynolds needed to be consulted regarding this matter.

Proposed easements were discussed. Mr. Strong stated that at this time he has no intention to sell these lots, therefore does not believe that any easements would be necessary. It was determined that Mr. Strong's sister's (Susan Kelley) lot is not land locked as they all have road frontage to Avon Road.

Land swaps with the Genesee Valley Conservancy were discussed. Mr. Richard Longfellow (55 Avon Road) wanted to clarify that the map Mr. Strong submitted shows part of his parcel in the conservancy. Mr. Longfellow believes that his deed does not have any conservancy easements within it.

S. Richardson moved to grant conceptual approval for Corrin Strong's 3-Lot subdivision. R. Freiburger seconded the motion.

Further discussion followed regarding whether the Board should proceed with the subdivision review if the Genesee Valley Conservancy has not made a decision on the swapping of land. It was determined that this will be considered prior to granting final approval. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

5. Genesee Valley Investors – 116 Main Street – Site Plan:

Tim Brinduse – TAB Design, presented a conceptual site plan on behalf of Genesee Valley Investors (Rocco J. Dragani) for an addition at 116 Main Street. Currently there are two apartments located in the building, one on the third floor above Mattie's Café and the US Marine Corps Recruiting Center and a single bedroom apartment in the rear of Mattie's on the second floor. This apartment is considered to be substandard and is in desperate need of repair.

The intention is to tear this apartment off and put a two story one in its place. The building will be extended in the rear by approximately ten feet. The first story of the apartment will be a kitchen and living room and the second floor will consist of three bedrooms. The ground floor level will consist of a 116 & 118 Main Street tenants only laundry. On the lower level there will be a 4 ft. by 4 ft. alcove, which will be used as an entrance/exit to the laundry area and new apartment.

The building (116 Main Street) is located in the commercial Main Street district, it has a zero lot line; fire resistant construction materials are required per NYS Building Code. Mr. Brinduse said that emergency egress is being provided per the NYS Building Code. No additional parking is required. The Village Code requires, 1.5-parking spots per unit. There are currently three parking spots located behind 116 Main Street.

Because the footprint of the building is changing, the Planning Board is required to do a full site plan review. D. Woods moved to grant conceptual approval for a three-story addition to the rear of 116 Main Street. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

The final site plan public hearing for this project was scheduled for Wednesday, April 22, 2009 at 4:30PM. It was noted that Mr. Brinduse would not be available for the March meeting and requested that the public hearing be held in April.

6. Meeting Closed:

D. Farthing moved to close the meeting at 4:55PM. Seconded by D. Woods. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

Aprile S. Mack, Secretary