

Members Present:

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

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell

Public Present:

Dawn Aprile, Premium Development Corporation

1. Meeting Opened:

Chair Griffo opened the meeting at 4:02PM.

2. Meeting Minutes:

The February 25, 2009 meeting minutes were reviewed. D. Farthing moved to approve the minutes as presented. R. Freiburger seconded the motion. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

3. Code Enforcement Report:

February 2009

Building Permits:	3
Zoning/Sign Permits:	0
Fire Inspections:	28

Code Enforcement Officer Ron Maxwell stated that he and Code Enforcement Officer Dean O'Keefe continue to complete fire inspections. Noting that some of the places they are inspecting are being inspected for the very first time.

4. Sign Permit Applications:

Per the new Zoning Code, Section 130-93 Procedures for sign permit; sign site plan; fees: A. 2. The Planning Board shall carefully consider the application for compliance with this article and either issue or deny a sign permit.

CEO Maxwell stated that his intent was not for the Planning Board to review each and every sign permit application, but for those that would be included in a site plan such as the Wal*Mart Supercenter, Nexgen building and Church of Latter Day Saints.

Cleveland Rental Properties

Nancy Cleveland has applied for a sign above the door at 1 Center Street. The sign is black with white lettering and .75 square foot in size.

S. Richardson moved to approve the sign permit application as presented.

R. Freiburger seconded the motion and the motion passed with ayes from all.

Georgia's Clothes Horse II

Georgia Walther has applied for a sign on the façade of 9 Center Street. The sign's outer border is a cream color, the inner border and lettering is 23K gold leaf and the

background is hunter green and medium brown. It was noted that the horse part of the sign was from her previous sign and has been refurbished. The sign is approximately 12 square foot in size and is carved from high-density urethane. D. Woods moved to approve the sign permit application as presented. D. Farthing seconded the motion and the motion passed with ayes from all.

5. Dawn Aprile, Premium Development Corporation

Dawn Aprile appeared before the Board to invite the entire Board to the celebration that will be held on Friday April 3, 2009 in regards to “The Valley of Geneseo.” The Valley of Geneseo an 80-acre parcel has been given the certification as a shovel ready site. Per the New York State Governor’s Office of Regulatory Reform website: *“Having an economic development site certified as a “Shovel Ready Site” means that the local developer has worked proactively with the State to address all major permitting issues, prior to a business expressing interest in the location. This advance work creates a site where construction can begin rapidly, once a prospective business decides to develop a facility there. By reducing the time it takes a company to begin construction of a new facility, New York State and its local partners are able to provide valuable savings to the business and job opportunities for local residents.”* Ms. Aprile stated that a Shovel ready site attracts jobs to the area and this site is the third shovel ready site in a nine county region and only two of those also have the distinction of being an Empire Zone. The other two sites are located in Avon and Honeoye Falls. The Honeoye Falls site does not have the distinction of being an Empire Zone. Ms. Aprile hopes to attract businesses such as call centers, research centers, professional offices and corporate offices. The zoning that is in place for this parcel allows for a lot of mixed uses. The Board congratulated Premium Development on this accomplishment.

Ms. Aprile stated that at this time, they have a prospective restaurant tenant for the former Ponderosa building on Megan Drive. She stated that because of the economic climate it is still hard to know if the potential client is going to firm up the deal or not. She stated that if they do firm up the offer, they would like to make some changes to the exterior of the building. They would like to modify the entry with possibly some type of tower that would really change the look of the entryway. The current awnings would stay, as it would be cost prohibitive to remove. However, they would be painted a different color.

Another possible tenant would only want to update the interior of the building. However, Ms. Aprile stated that no matter what tenant occupies the building; they would take it upon themselves to paint the exterior and renew the current landscaping plan. Ms. Aprile explained that when Ponderosa occupied the building, it was a land lease where Ponderosa was responsible for the maintenance of the building and property.

Ms. Aprile asked the Board what their opinion was regarding the possible entryway improvements and what type of color schemes they would like to see. Chair Griffo stated that the Aprile’s have given the Board this type of courtesy before with the Metro Mattress building. A couple different renderings were presented at which time the Board then reviewed and gave their opinion on what they liked and disliked on each. Ms. Aprile wondered what type of colors the Board was looking for. Chair Griffo stated that earth tone colors have been working out the best.

The Board thanked Ms. Aprile for the courtesy visit and stated that they look forward to working with her regarding this building and any other project that may be in the works.

6. Other Business:

S. Richardson, D. Farthing and D. Woods stated that they had all attended the Community Workshop on Saturday, February 28th regarding the Geneseo Circulation, Parking, Safety and Aesthetics Study for Main Street/North Street/Court Street/Lima Road. They all felt that there was good dialogue with the people that attended. Many of the participants presented their ideas on what

they want to see in specific areas. D. Farthing stated that the participants were very specific about where they wanted sidewalks and as a Planning Board we should keep this in mind.

7. Meeting Closed:

R. Freiburger moved to close the meeting at 5:00PM, seconded by S. Richardson. The motion passed with ayes from M. Griffo, R. Freiburger, S. Richardson, D. Farthing and D. Woods.

Aprile S. Mack, Secretary