

Members Present:

Matthew Griffo, Chair
Dori Farthing
Claren Kruppner
Sue Richardson
David Woods

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell
MRB | group Engineer Scott DeHollander
Livingston County Planning Board Representative
Robert Yull

Applicants Present:

George Pancio II, MD, 38 East South Street, UCVA Addition
Robert Irwin, Contractor for Shopper's World
Marty Estruch, Managing Principal, Mart Inn, Inc./Hampton Inn
David Young, Larson Design Group, Mart Inn, Inc./Hampton Inn
Nicholas Parisi, H&R Block Franchisee

Public Present:

Howard Appell, Livingston County News
Lars Mazzola, Reservoir Road Resident
Jane Fowler Morse, Reservoir Road Resident

1. Meeting Opened:

Chair Griffo opened the meeting at 4:00PM.

2. Meeting Minutes:

The June 24, 2009 meeting minutes were reviewed. C. Kruppner moved to approve the minutes as presented, D. Woods seconded the motion and the motion passed with ayes from M. Griffo, S. Richardson, D. Woods and C. Kruppner.

3. Town of Geneseo Planning Board Update:

Town and Village of Geneseo Planning Board Member D. Woods reported that the Town Planning Board met on July 13th.

The Town Planning Board continued to discuss the proposed ESL Credit Union within the Gateway Centre project. A public hearing has been set for ESL on August 10th, for a special use permit and site plan.

D. Farthing entered at 4:02pm.

Ralph Parker who owns the property located at 102 Court Street appeared before the Town Planning Board with Keith Provo who is proposing to open a restaurant in the existing building at 102 Court Street. However, there is a zoning issue. Currently Use Class 5 in the Town Zoning Code does not permit restaurants. Discussion concentrated on whether the property needs to be rezoned or if Use Class 5 should be changed to reflect that restaurants are an allowable use in that zoning district with a special use permit. The Town Planning Board recommended to the Town Board that Use Class 5 be changed. The Village Planning Board members wondered what type of restaurant Mr. Provo was proposing and wondered if alcohol would be served. D. Woods stated that Mr. Provo is proposing a family restaurant and that alcohol would not be served.

The Town Planning Board also reviewed the Gateway districts' design proposal. The Town Planning Board also discussed the generic SEQRA for the Gateway district and the Town Board is agreeable to front the cost of a generic SEQRA for this area, however, D. Woods does not know where the Village fits in this picture.

The Town Planning Board also received a withdrawal request from Carol Gray on her proposed subdivision.

The Board wondered about the status of the Lowe's project. CEO Maxwell stated that he was informed that APD Engineering had been requested to finish up the engineering aspect of the project.

4. Code Enforcement Office Report:

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CEO Maxwell stated that he had issued a building permit for a new house within the Brickwood/Cedarwood subdivision. The road name where this new house is being built has been approved as Dorchester Road. CEO Maxwell informed the Board that the setbacks used for this new house is within the former zoning and not new zoning, as the entire subdivision was approved with setbacks according to the old zoning.

CEO Maxwell stated that he had issued an appearance ticket to the Kessler Group in Rochester who owns the property where Starbucks had rented. The grass and weeds are overgrown, and CEO Maxwell's office has issued the group a few letters with no response, therefore an appearance ticket was issued.

5. Crown Court LLC representing Shopper's World (former Nexgen project):

Robert Irwin contractor for Shopper's World had dropped off sample blocks for the Board to review at their work session and is here tonight to present the Board with sample brick colors that would match the color of the block the Board chooses. The Board agreed that the lighter colored block would show stains and a darker block color should be chosen. It was suggested that if a different color block was chosen then that color might not match the brick color and a new brick color should also be chosen.

The Board agreed to a brick from Watsontown Brick Co. in the color Madison Smooth Type 8 and a block from Phelps Cement Company labeled as P2. The Board wondered if the approved roof color would match the new block and brick colors chosen. As no samples were available for this, it was agreed that it could be discussed and decided upon at the pre-construction meeting. CEO Maxwell, Robert Irwin and Chair Griffio tentatively set a pre-construction meeting for 3PM at the Code Enforcement Office on Millennium Drive.

**6. UCVA – University Cardiovascular Associates – 38 East South Street Addition
George Pancio II, MD:**

Dr. Pancio was not yet present, but the Board went ahead to discuss the proposal. MRB Group Engineer Scott DeHollander stated that all of his comments have been satisfied. The Board inquired if the access easement along with the sidewalk easement was noted on the final plan. The sidewalk easement was not, but the Board remembered

Dr. Pancio being agreeable to it therefore agreed that they could make that a condition of final approval. D. Woods inquired if there was enough room in the front of the parcel to allow for a sidewalk easement. MRB Group Engineer DeHollander stated that there might be some overlapping with the parking lot, but that when the sidewalk is built, that could be taken care of and that there is enough property on the lot where the parking lot could be moved some.

With no further discussion, D. Farthing moved to approve the site plan for an addition at 38 East South Street with the condition that the sidewalk easement be added to the final site plan map as agreed upon in previous meetings. C. Kruppner seconded the motion and the motion passed with ayes from all.

Dr. Pancio arrived and apologized for his tardiness. The Board explained that they had given the project final approval with the condition that the sidewalk easement be added. Dr. Pancio thought it was on the plan, he apologized and stated that he had agreed to it. Dr. Pancio said he would have his engineers add it to the plans and submit the final plan to MRB Engineer Scott DeHollander.

7. Mart Inn, Inc./Hampton Inn by Marty Estruch, Lakeville Road:

David Young from Larson Engineers explained that Marty Estruch has put a purchase offer in for the bowling alley parcel on Lakeville Road with the intent to subdivide it into two lots, one of which he plans to build a Hampton Inn on.

The Inn is proposed to be three stories tall with an enclosed pool in the rear of the building. The existing Route 20A access points will be utilized for the Inn. A curbed island is proposed between the bowling alley and inn to separate the two. An overhang is planned for the front of the building similar to those on most hotels. There will be approximately six parking spaces in the front of the building adjacent to the overhang and then other parking will be located around the building in a "L" shape.

At conceptual approval an access drive was shown on the east boundary line between the Quality Inn and proposed new Inn. However, that access point has been eliminated due to the steepness of the terrain. However, two walkways are now being proposed between the two lots, which will result in that parking lot losing two parking spots. A third walkway is being proposed between the bowling alley and Inn.

One issue that they are facing is a 10" existing water line through the property that the Inn is to be built on that will need to be relocated. The water line is proposed to be relocated outside of the buildings footprint. All other utilities are available in the front of the parcel. A landscaping plan has been provided, which includes shade trees in the parking lot per code requirements and a new storm water management facility is being proposed on the Quality Inn parcel for this parcel. The majority of the stormwater will be discharged into this facility instead of out to Route 20A. The facility will be per NYS standards.

Mr. Young presented the Board with a black and white rendering of the building noting that colors have not yet been chosen. Mr. Estruch stated that he could possibly answer any questions the Board had. The Board inquired about the dumpster location. The dumpster and dumpster enclosure is being proposed for the south west corner of the parcel adjacent to the enclosed pool.

The Board asked about the meters and whether they would be located on the outside of the building or inside. Mr. Young stated that there would be a mechanical room inside the building towards the front that would house all meters. Mr. Young continued by stating that he is aware that the Village Water Department will place a remote reader on the outside of the building in order to read the water meter. He also noted that the Water Department has advised them that a backflow preventer will be required.

The Board also asked about the tap-ins for the fire department. Mr. Young stated that he was not sure where they would be located but that he believes they will be located on the front of the building. Mr. Estruch stated that the building material would be much similar to the building material on the Quality Inn, stucco/driveway like. He stated that no colors have been chosen yet, but he believes they will be beige. The Board noted that the Village likes to see applicants use earth tone colors.

Mr. Estruch stated that the proposed corporate signage does not comply with the Village's regulations, and that they were looking at a 25' high freestanding sign. The Board stated that they would like to see all of the signs for the Inn comply with the Village's standards. The Board wondered if they would consider a monument type sign.

Mr. Estruch stated that he would look into that further. Some discussion took place regarding what size the sign could be, and CEO Maxwell explained that it went by the width of the façade, at which point, there was some question in regards to what was the front of the building. It was agreed that the front of the building would be the one directly facing Route 20A. Further discussion followed regarding possible colors of the sign, placement of the sign and material, which could be used for the sign and around the sign.

The Board was concerned that this revised site plan no longer has the cross access between the Quality Inn parcel and the Hampton Inn parcel. Mr. Young explained that the reason the cross access has been eliminated is because of the six to seven foot drop between the two parcels and believes they might run into some conflicts within the Quality Inn parking lot. It was agreed that this would be looked at and discussed more.

Mr. Young explained that there is a 10" water main that runs through the Hampton Inn parcel that they are planning on relocating. The Board asked that Water/Sewer Superintendent Steve McTarnaghan be contacted regarding this matter before proceeding.

The Board asked what the plans were for the area in to the rear of the parcels.

Mr. Estruch stated that he has no plans to disturb that area in any way. He noted that there is a right-of-way to Reservoir Road, but he has no plans to utilize it as a driveway.

The Board asked for MRB Group Engineer DeHollander's other comments. Engineer DeHollander stated that the remainder of his comments were technical in nature and believes that they can all be resolved. However, the Board noted that the storm water management facility should be easy accessible for the purpose of maintaining it. The Board was also concerned about drainage. Mr. Young stated that he is aware that there are some issues regarding current drainage of this site, but believes that what they are proposing will mitigate that some. The Board stated that they did not want to negatively impact the area. Engineer DeHollander stated the same, noting that he believes there is plenty of lands available that will help mitigate any concerns.

The Board briefly discussed traffic impact on Route 20A that this project might have.

Mr. Estruch stated that he is hoping a signal light will be installed at Route 20A and Ryan Drive, noting that one of his driveways lines up with Ryan Drive for that reason. The Board wondered if a traffic study would need to be completed for this project. Engineer DeHollander stated that traffic concerns would be brought up in the SEQRA process.

Mr. Young stated that he would look into this further and stated that he would like to review the traffic study completed for the Wal*Mart Supercenter project.

Engineer DeHollander asked about finished floor alternatives for example lowering the building. Mr. Young stated that they had looked at that, but did not think it would work out. Some discussion took place regarding the height of the roof part over the actual bowling alleys and the height of the proposed Inn. The Board agreed that they would like to see some site elevations with the adjacent bowling alley building.

Mr. Young asked about preliminary approval and the starting of the SEQRA process. Engineer DeHollander stated that he did not believe the Board was ready to review the SEQRA document, and that a SEQRA decision could be made after preliminary approval was given but before final approval. Mr. Young wondered if a public hearing could be set for August. The Board was somewhat hesitant to hold a public hearing in August, but Engineer DeHollander noted that the public hearing could be left open until perhaps the September meeting. Therefore, the Board set the public hearing for Monday, August 24, 2009 at 7:15PM in the Court Room of the Geneseo Building. The Board also agreed that the regular meeting of the Board would take place on this night and not the 26th.

As there was public present, Chair Griffo with no objection from the Board asked if they would like to make any comments. Lars Mazzola a resident of Reservoir Road stated that he represents a half dozen Reservoir Road families that have many concerns.

- ❑ They are concerned that currently there is an existing noise buffer and they do not want to see that buffer destroyed.
- ❑ They are concerned with the visual impact a hotel will have on the environment. He stated that right now they can see the stars, but are afraid that will not be the case with parking lot lights and neon signs.
- ❑ They are concerned with the environmental impact a hotel will have on the existing running stream, they do not want to see the wild life disturbed.
- ❑ They believe that water is precious and adding additional culverts will have a huge impact on the environment.
- ❑ They are worried about aesthetics and the noise, which will come from garbage trucks.
- ❑ They are worried about the gardens they have created and what impact a hotel will have on them.
- ❑ The elevation of the building is important to the neighbors, noting that to them it is going to be similar to a sky scrapper and the wonder if part of the building could be built underground, which would save heat.

8. H&R Block sign review for 2 Ryan Drive:

Nicholas Parisi representing, H&R Block stated that he has looked into some alternative signs as suggested at last month's meeting, however, H&R Block has final say and the representative from H&R Block is currently on vacation. The Board stated that when H&R Block had made a decision, a couple renditions should be sent to them for approval and it was agreed that the approval could possibly take place prior to the August meeting.

9. Church of Latter Day Saints – 42 East South Street:

Engineer DeHollander stated that the large hole has now been restored to his satisfaction and no organic material was left in the hole.

It appears that some of the landscaping details are not to speck, but it is believed that there is enough landscaping there, it has however been relocated from its original spot, but there are some items that are missing which will be noted to them in a letter from MRB Group.

The lawn area between Livingston Health Services and the church is holding some water, however, there has been a lot of rain in a short amount of time.

CEO Maxwell stated that since there are a couple outstanding issues, he would only issue them a temporary certificate of occupancy. However, he noted that the Seneca Ave neighbors that were very concerned about drainage from this site have said that their lawns have been dryer then normal.

10. Byrne Dairy – 39/41 East South Street:

The Board has been advised that the proposed Byrne Dairy did not need a variance as it has been determined that the Byrne Dairy will be enough feet away from the church based on where the main entrances to the church and Byrne Dairy will be. It has also been determined that the Livingston Health Services building is an ambulatory care facility with no overnight guests, therefore that parcel does not come into play regarding the 300' distance between the two.

It was noted that the Livingston County Planning Board not only reviewed the variance request from Byrne Dairy but also the site plan. CEO Maxwell stated that unless there are major changes to the Byrne Dairy site plan, the County does not need to have it resubmitted to them. CEO Maxwell stated that a major change would be the addition of gas pumps over the four they are proposing, or the addition of two driveways over the two they are proposing.

The Board wondered about cross access between the Wedding Dress/Associated Health/Geneseo Hardware site and this site. It was agreed that this needed to be addressed further.

11. Other Business:

The Board briefly discussed the points brought up in the work session regarding the merging of the Planning Boards. It was agreed that these points should be forwarded to the Village Board as soon as possible. S. Richardson moved to ask the Village Board to pursue the idea of merging the Town and Village Planning Boards. D. Woods seconded the motion and the motion passed with ayes from all.

12. Meeting Closed:

C. Kruppner moved to close the meeting at 6:33PM with second from D. Farthing. The motion passed with ayes from all.