

## Village of Geneseo Planning Board Work Session 08/19/2009

### Members Present

Matt Griffo, Chair  
Sue Richardson  
David Woods  
Claren Kruppner

### Village Representatives Present

Dean O'Keefe, Code Enforcement Officer  
Scott DeHollander, Engineer, MRB Group

### Applicants Present

Christian Brunelle, Chief Operating Officer Byrne Dairy  
Guy Pitman, Byrne Dairy  
David Young, Larson Design Group, Hampton Inn

### Public Present

Jane Fowler Morse, 4285 Reservoir Road  
Lars Mazzola, 4285 Reservoir Road

### 1. Work Session Opened:

Chair Griffo opened the work session at 4:02PM.

### 2. Byrne Dairy – Convenient Store with Gas Pumps

#### 39 & 41 East South Street – Site Plan Discussion:

Mr. Brunelle distributed a spiral bound book of the proposed site.

- Site Plan conforms to zoning. Proposed signs do not.
- Site is two lots; the two lots will be combined.
- The combined parcels are approximately .814 acres
- There is approximately 400' of road frontage on Route 20A and approximately 381' of road frontage on Center Street
- DOT has been consulted. Currently with the two parcels there are six road cuts, only two are proposed with this plan.
- Livingston County Planning Board has reviewed the site plan. However, what they were originally sent was very conceptual. Mr. Brunelle does not have any concerns regarding their comments.
- Byrne Dairy has their own tanker trucks; therefore they are flexible on when the fuel is delivered. When fuel delivery is made, it should only take approximately 15 to 20 minutes and will block 2 pumps for that time. The tanker trucks will not be exiting through the residential neighborhood, however, they might exit onto Center Street to Route 20A. It was agreed that all fuel deliveries would be made during off peak hours.
- Grocery deliveries will be made through the front door again with their own delivery trucks that are shorter than the fuel delivery trucks. They make their own ice cream and milk so that will be delivered on a separate truck.
- The access drive on Route 20A should be moved as far back as possible from the Center Street intersection as per Section 130-42 D Table 1. Discussion took place regarding the placement of the drives in relationship to turning radiuses of the tanker trucks.
- Employee parking has been provided on the east side of the canopy.
- The Board asked to see alternative access points and canopy setting.
- The Board also asked to see easements added to the site plan for the area near the Route 20A and Center Street intersections for possible widening, signalization or roundabout.
- Fire Department property should be taken into consideration.
- Old fuel tanks will be removed and replaced with new ones.

- Contour/Topographical maps will be forthcoming.
- The store and gas pumps will be open 24 hours a day and 365 days a year.
- Dark Sky Compliant lighting is required by Code.
  - Parking Lot lights will be approximately 16' high
  - Canopy will be approximately 15' high with flush mount lighting
  - No lighting will be on the residential side of the building
  - Two wall packs each will be on the north and south side of the building
- Heating, Ventilation, and Air Conditioning units will not be located on the roof, but on a concrete pad in the rear of the building.
- Dumpster enclosure will be located in the rear. Currently proposed as a chain link fence enclosure with vinyl slats. Board prefers to see something other than a chain link fence.
- Discussion took place regarding the fact that there is a residential home near the northwest corner of this lot and whether or not some type of screening was planned to help with noise pollution. It was agreed that vegetation could serve as a proper screen in this case.
- Sidewalks were discussed as it was noted that the store would be serving ice cream, which would probably generate a lot of pedestrian traffic.
  - It was agreed that a sidewalk would be built along the south side of the lot leading to a crosswalk on the north side of the lot.
  - A sidewalk will also be installed from the building to the property line on the northwest side of the parcel.
- Signage proposed at this time includes
  - One Internally Illuminated building sign: 3' X 12' = 36 square feet
  - Three Canopy signs: 2' X 8' each = total of 48 square feet
  - One Free Standing Internally Illuminated Sign: 20' = 74 square feet

Board suggested a carved dimensional sign with gooseneck lighting for the building mounted sign. The Code does not allow for digital signs, even though the Board preferred this type of sign for gas prices to the vinyl numbers. The Board believed that with the right design the digital sign could possibly work, but they prefer to see something closer to the ground similar to a monument sign.

- Parking Requirements were discussed. Mr. Brunelle would like to provide as many parking spots as possible and was confused on the parking range as noted on the MU-2 Bulk and Use Table and he asked the Board for clarification. MRB Group Engineer DeHollander will follow up on this and get back to Mr. Brunelle and the Board.

### **3. Hampton Inn Project:**

- A letter has been received from concerned neighbors.
- The Livingston County Planning Board has forwarded their advisory comments.
  - In order to retain the natural buffer between the bowling alley parcel and the adjacent residential users to the south, the Village should require, as a condition of subdivision approval, that the existing natural buffer between the southern boundary of the proposed Hampton Inn parcel and the northern boundary of the four adjacent residential uses be designated as a forever-wild area. As an additional modification, the natural buffer between the proposed stormwater pond on the Quality Inn parcel and the adjacent residential parcels to the south should be maintained at the same width as the buffer for the Hampton Inn parcel. This proposed natural buffer of existing trees on the Quality Inn parcel should be designated as a forever-wild area.
  - At this time a 150' buffer is requested. Mr. Young stated that Mr. Estruch would have the last say regarding the size of the buffer. Currently a 50' buffer is being proposed, but they are working

towards making it a 75' buffer.

- It is important to note that if the Planning Board votes to approve the proposed actions without including the County Planning Board's Modification, a supermajority vote by the Planning Board will be required.
- It was agreed that a compromise might have to happen regarding the actual size of the buffer.
- A forever-wild area is a severe deed restriction and the Village Attorney might have to be consulted regarding it.
- All proposed access points should meet the Village of Geneseo Access Management Standards and NYSDOT Standards. The Village Zoning Code, Section 130-42, Access Management Overlay District, sets spacing standards for access points or driveways. In order to meet the spacing standards, the Applicant should submit plans showing only one driveway onto Route 20A. If one driveway is required, then the Applicant should put in the necessary cross access easements and maintenance agreements to allow traffic to flow freely between the hotel and bowling alley parcels.
  - There will be cross access between the Hampton Inn and Quality Inn and they do not feel as though eliminating a driveway is valid.
- MRB Group Engineer DeHollander has met with David Young and discussed in detail the issues brought up at the meeting on July 22<sup>nd</sup>.
  - At the request of Larson Design Group, traffic studies from the Wal\*Mart project and other projects have been forwarded to them.
- The Planning Board has received a letter from Village Water/Wastewater Superintendent Steve McTarnaghan. Most of Mr. McTarnaghan's concerns are technical in nature but Mr. McTarnaghan is very concerned about relocating the Village's 10" water line in regards to service interruption and flow. Mr. Young stated that he would be contacting Mr. McTarnaghan to discuss his concerns in detail.
- Member Woods had a concern with the storm water management facility being located on a different parcel than the Inn. He proposes that the storm water management facility be added to the Hampton Inn parcel. CEO O'Keefe noted that if the pond part of the Quality Inn parcel was added to the Hampton Inn parcel, the Quality Inn parcel might no longer meet the green space requirement.
- Discussion took place regarding the placement of the storm water management facility and whether or not it was legal to have the existing swale run through it. Engineer DeHollander suggested that a micro pool might help with some of the issues. It was noted that the storm water management facility would not have a fence around it, but that all storm water management facilities have to be constructed with safety benches.
- Signs have been eliminated from the bowling alley side of the building and the Quality Inn side of the building. Currently one freestanding monument sign is proposed and one sign on the north or front side of the building facing Route 20A.
- The Heating, Ventilation, Air Conditioning (HVAC) units were briefly discussed. It appears that each room will have their own HVAC unit below the window.

#### **4. Church of Latter Day Saints – 42 East South Street:**

Engineer DeHollander reported that there is a defect in a drainage pipe between the Church of Latter Day Saints property and the Livingston Health Services building. There are three possible different solutions to the problem:

- Engineers to contact NOYES and start working with them, on some feature to mitigate that ponding with a curtain drain or under drain or a swale or 8' buried pipe.
- Take drainage further to the front of the property.

- Install two flow dissipating devices, but this solution will not work as well as they should due to the area being so flat.

At this time, we have no idea how NOYES is going to respond, as they have not been cooperative up to this point. It has been determined that the Village never received a signed set of site plans and it has been determined that the drainage has been done as it has because that was the way they were received by the Code Enforcement Officer during the Building Permit stage.

**5. Crown Court/Shopper's World site plan on Veteran Drive:**

The Board reviewed possible colors for the awning color for the building. It was determined that the medium bronze ATAS International, Inc. (6612 Snowdrift Rd., Allentown, PA 18106) would be a better color choice for the awnings with the new brick and block colors chosen by the Planning Board at their meeting in July.

**6. Work Session Closed:**

D. Woods moved to close the work session at 7:16PM. C. Kruppner seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary