

## Village of Geneseo Planning Board Work Session 04/21/2010

### Members Present:

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

### Village Representatives Present:

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

### Applicants Present:

Dawn Aprile, Aprile Associates, ESL Federal Credit Union  
Joseph Burkhart, NPV, Inc., ESL Federal Credit Union  
Eric Schaaf, Marathon Engineering, ESL Federal Credit Union  
John Stapleton, Marathon Engineering, ESL Federal Credit Union

### 1. Work Session Opened:

Chair Griffo opened the work session at 4:03PM.

### 2. Aprile Associates/ESL Federal Credit Union – Subdivision & Site Plan:

MRB Group Engineer Scott DeHollander's letter dated April 19, 2010 was reviewed.

- #1 Please revise the plans to note that the proposed lot 3.2 will require a separate site plan approval by the Village of Geneseo Planning Board. Marathon Engineering representatives and Dawn Aprile, Aprile Associates were aware of this.
- #2 All plans are to be stamped and signed by a licensed professional. Marathon Engineering representatives stated that they usually do not stamp their plans until they are at the final approval stage. The Board did not have a problem with this.
- #3 A detail of the proposed storm sewer connection to Catch Basin ST-1 should be provided on the plans. Marathon Engineer representatives stated that the detail has been added and the plans before the Board currently are an updated set which Engineer DeHollander is welcome to take with him this evening.
- #4 Please note that the electric connection should be underground. A note to this effect should be added to the plans. Engineer DeHollander explained that there seems to be some question as to where the electrical service for the site will originate and received a call from National Grid regarding this. National Grid emailed Mayor Hatheway in regards to overhead or underground wires and Mayor Hatheway responded to them with the clarification that all feeds across Volunteer Road to ESL or any other parcel in the Village needs to be underground. Chair Griffo explained that the Crown Court Building (Shoe Dept. & Maurice's) did have additional expenses in relationship to boring under Volunteer Road for their electrical service. Ms. Aprile stated

that there has been some misunderstanding regarding the electrical poles on Volunteer Road and there is an existing pole on the west side of Volunteer Road that might be able to service these two parcels. There is also a pole at Ryan Drive and Route 20A that serves as electric for the light poles on Ryan Drive that they may be able to feed off of, but she is not sure.

CEO Maxwell stated that he did not think that the Village could demand that ESL take the electric underground from Volunteer Road if the pole is located in the Town of Geneseo. Chair Griffio believed this was true but explained that the Village however, the Village might not let them hook onto it. Further discussion followed and Joseph Burkhart, NPV, Inc., stated that he would schedule a meeting with National Grid on site to discuss this matter in greater detail.

#5 Additional landscaping along Veterans Drive complying with the Village Code (130-36) should be provided.

Marathon Engineering representatives stated that they believed they had followed all requirements of the Village Code. Engineer DeHollander explained that Section 130-36 H has approximately four to five layers of landscaping requirements which includes site landscaping, foundation landscaping, buffering and parking lot landscaping.

Mr. Burkhart stated that in regards to parking lot landscaping, from a security standpoint they do not like to plant any items that can be used by someone to hide themselves. D. Farthing stated that she believes there are several varieties of plants that could be used that would still allow the area to be secure.

Some discussion took place in regards to existing Ryan Drive landscaping and whether or not the Board wished for some of that existing landscaping to be removed. There is also a storm sewer drain that needs to be taken into consideration. Chair Griffio asked that Marathon Engineering's Landscape experts review what is currently there, taking the zoning code requirements into consideration.

#6 The applicant should consider the traffic generated from the adjacent vacant parcel which will share the southern most driveway entrance with the ESL ATM lanes as part of the traffic study.

Engineer DeHollander stated that he is specifically concerned with the stacking of vehicles within the exit and entrance portion of the shared parcels. Marathon Engineering representatives explained that the review by Cory Greene of SRF Associates states that the proposed configuration is acceptable and he provided Engineer DeHollander with an updated traffic analysis from SRF Associates in regards to this.

Engineer DeHollander stated that his main concern is with the parcel that Aprile Associates is maintaining and the potential for a higher volume of traffic, and that the two entrances/exits may have to be adjusted to handle this. Ms. Aprile reminded the Board that the other parcel would still have a right to another road cut onto Ryan Drive.

Further discussion followed and Engineer DeHollander stated that he would need to take the updated traffic analysis back to his office to review in more detail before coming to a conclusion.

D. Farthing asked where the cross walk would be placed. Ms. Aprile stated that she thought a cross walk would not be installed until the building on the west side of the road was constructed. Engineer DeHollander believed that the Code addressed cross walks and the need for them. S. Richardson stated that she believed the bank would be receiving a lot of foot traffic, therefore a cross walk should be provided.

D. Farthing asked about an easement for a future sidewalk on the east side of Ryan Drive. Ms. Aprile stated that the sidewalk would go within the existing ROW therefore an easement for one was not needed. D. Farthing stated that she was not sure if a 5' sidewalk would fit within the ROW. Chair Griffio noted that there is an existing Pedestrian Safety Committee that could review the need for a sidewalk on the east side of Ryan Drive. Marathon Engineering representatives asked if they would have to wait for the Pedestrian Safety Committee's recommendation before proceeding. C. Kruppner as a member of the Pedestrian Safety Committee stated that the committee did not meet on a regular basis but that he would contact the Chair of the committee to see what their thoughts are. Marathon Engineering representatives stated that they would be agreeable to whatever the committee came back with.

Further discussion followed as to whether or not the sidewalk easement if needed would be for the ESL parcel only or for both parcels. The Board agreed that the sidewalk easement should be for the ESL parcel only.

D. Woods stated that whether or not SEQRA needs to be completed for this project has not yet been resolved, noting that Ms. Aprile's view is that a previous SEQRA was done for the entire area. D. Woods asked Ms. Aprile to provide that documentation if she could for the Board to review. Chair Griffio asked if D. Woods minded reviewing that information on the Board's behalf. He did not and the Board agreed.

Engineer DeHollander reminded the Board and applicant(s) that Table 1 Minimum Connection Spacing Standards of the Access Management Overlay District, Section 130-42 of the Village of Geneseo Zoning Code requires 125' separation between driveways. Marathon Engineering representatives asked if the Planning Board was able to waive this requirement. Chair Griffio asked how difficult it would be for them to conform to the requirement. Marathon Engineering representatives believed that conforming would significantly reduce the buildable part of the lot but agreed that they would look into it further and consult with Engineer DeHollander.

D. Farthing asked if all lighting would be dark sky compliant. Marathon Engineer representatives stated that it would be. However, Mr. Burkhart stated that they must follow the ATM Safety Act regarding the ATM lighting, but dark sky compliant lighting is proposed.

Chair Griffio asked about the rooftop HVAC (Heating-Ventilation-Air Conditioning) units. Mr. Burkhart stated that they are proposing three low profile units on the roof. The branch perspective submitted on April 14<sup>th</sup> shows a "camera" view at 20 feet above finished floor from Veterans Drive. The Board noticed that the air conditioning units are somewhat visible and asked that they also submit a "camera" view from Volunteer Road, reminding the applicant that the Board does not want the units to be visible.

Signage was briefly discussed. CEO O'Keefe stated that because the ESL building will be located on a corner lot, they are allowed two signs and what has been submitted thus far appears to be within Code.

D. Farthing asked about a dumpster. Mr. Burkart stated that most of their items are shredded but they do have cleaners come every night that actually remove any waste from site, therefore there is no need for a dumpster.

With no further discussion, the ESL representatives thanked the Board and looked forward to meeting with them at the regular Planning Board meeting next week.

### **3. ENVY Sign (Application and Sign Grant request) – 94 Main Street:**

The Planning Board reviewed a zoning/sign permit application and sign grant application for Envy Salon at 94 Main Street. The black background is part of the building and not considered apart of the sign application and/or grant request. The sign itself consists of the scrolls before and after the letters E-N-V-Y. D. Farthing asked if the sign meets all Zoning Code requirements. CEO O’Keefe stated that it does.

Chair Griffo asked if the Board approves of the design of the sign. D. Farthing stated that she believes the sign is very contemporary especially for a salon. The remainder of the Board agreed.

With no further discussion, D. Farthing moved to approve the design of the sign for the issuance of a zoning/sign permit. S. Richardson seconded the motion and the motion passed with ayes from all.

At this time, the sign grant application was reviewed. The Board agreed that the sign did not meet the requirements for a grant because it was not carved and did not have earth tone colors. With no further discussion, S. Richardson moved to recommend to the Village Board not approve the sign grant for Envy. C. Kruppner seconded the motion and the motion passed with ayes from all.

### **4. Review of Meeting Minutes:**

C. Kruppner moved to approve the February 24, 2010 regular meeting minutes as amended, noting that this set of minutes also includes the continuation of the meeting on March 3, 2010. D. Woods seconded the motion and the motion passed with ayes from all.

S. Richardson moved to approve the March 17, 2010 work session minutes as amended. C. Kruppner seconded the motion and the motion passed with ayes from all.

D. Woods moved to approve the March 24, 2010 regular meeting minutes as amended. D. Farthing seconded the motion and the motion passed with ayes from all.

### **5. Meeting Closed:**

D. Farthing moved to close the work session at 5:50pm with second from C. Kruppner. The motion passed with ayes from all.

Aprile S. Mack, Secretary