

Members Present:

Matthew W. Griffo, Chair
Susan Richardson
Dori Farthing
Claren Kruppner

Other Village Representatives Present:

Code Enforcement Officer Dean O'Keefe
Attorney J. Thomas Reynolds

1. Meeting Opened:

Chair Griffo opened the meeting at 4:00pm.

2. Meeting Minutes:

The October 27, 2010 (regular meeting & two public hearings) minutes were reviewed. C. Kruppner moved to approve the minutes as presented. S. Richardson seconded the motion. The motion passed with ayes from M. Griffo, S. Richardson and C. Kruppner. D. Farthing abstained, as she was not present for the entire meeting.

The October 27, 2010 18 Wadsworth Street public hearing minutes were reviewed. S. Richardson moved to approve the minutes as presented. C. Kruppner seconded the motion. The motion passed with ayes from M. Griffo, S. Richardson and C. Kruppner. D. Farthing abstained, as she was not present for the entire public hearing.

The November 4, 2010 18 Wadsworth Street reconvened public hearing minutes were reviewed. C. Kruppner moved to approve the minutes as presented. S. Richardson seconded the motion and the motion passed with ayes from M. Griffo, S. Richardson and C. Kruppner. D. Farthing abstained, as she was not present at the hearing.

3. Code Enforcement Office Update:

October 2010

Building Permits	9
Zoning/Sign Permits	1
Fire Inspections	1
Rental Housing Inspections	6

November 2010

Building Permits	4
Zoning/Sign Permits	1
Fire Inspections	35
Rental Housing Inspections	5

CEO O'Keefe stated that a blood draw station will be occupying one of the three suites at the 2 Ryan Drive complex owned by the Aprile's; therefore leaving only one vacant suite. Chair Griffo asked when the banner would be coming off of the building that is advertising space available. CEO O'Keefe stated he would look into how long the banner has been up and consult with CEO Ron Maxwell.

Chair Griffo noted that ESL would like a site plan modification for part of their landscaping in the rear of the property. Part of the crown vetch that was planted has been washed away. They would like to replace it with riprap, which the Planning Board has advised against. C. Kruppner asked how much of the crown vetch has been washed away. CEO O'Keefe stated that they were given a Certificate of Occupancy as at the time they had met all site plan conditions. He also advised that approximately 10% of the crown vetch has been washed away. C. Kruppner wondered if they could

just retry the crown vetch in the spring. Chair Griffo stated that the Board would review what they submit and then go from there.

CEO O'Keefe stated that the economy might be turning around as there are two houses in the Village that are near completion and two that have not yet started, and possibly another on Lima Road if they are granted an area variance.

S. Richardson inquired about the dumpster located in the parking lot at the University Cardiovascular Associates office on East South Street. It was noted that the dumpster was not discussed and was not part of site plan approval for the addition. The Board agreed that a letter should be sent outlining the Village regulations and their plan to abide by those regulations.

Chair Griffo stated that the article in the Livingston County News regarding Lowe's not coming to Geneseo was incorrect. Town of Geneseo Supervisor Wadsworth called Lowe's and he was told that a low-level public relations person gave that statement which was incorrect. Supervisor Wadsworth was advised that at this time Lowe's is not building anywhere due to the economy and that Geneseo was definitely still on the list.

4. KFC/Taco Bell – 4200 Lakeville Road – Site Plan Modification:

This morning, the Planning Board received modified muted colored renderings for the exterior of the KFC/Taco Bell building. The Planning Board did not seem to have any issues with the proposed muted colors.

However, the Board was still very much concerned with the existing free standing sign and KFC/Taco Bell's reluctance to revise the sign as the Planning Board was hoping to see a monument type sign as was previously discussed with Dale Ryan, Design + Architects.

Attorney Reynolds agreed to drafting a letter to Design + Architects regarding the Planning Board's desire to see a monument sign.

5. Hampton Inn – Sign Variance Requests:

CEO O'Keefe presented the Board with the sign variance request for the Hampton Inn project. Noting they will be appearing in front of the Zoning Board of Appeals on January 4th. The following variances are sought:

- a) Erect a freestanding sign approximately 8' in height with 42 square foot per side when the Code states the highest point may not exceed 6' above grade and such signs shall not exceed 16 square feet per side.
- b) Place a wall sign on the 3rd floor of the building when the Code states all wall signs shall only be permitted on the ground floor of a multi story building.
- c) Said signs exceed the maximum total square footage of 60 square linear feet of the building frontage.

S. Richardson asked about the location of the proposed freestanding sign, asking if where it has been proposed is legal. CEO O'Keefe stated that it does meet all setback requirements. S. Richardson noted that it seems very far from the actual Hampton Inn building and too close to the existing bowling alley freestanding sign. D. Farthing asked if any directional signs have been proposed. CEO O'Keefe stated that they had not. S. Richardson asked if the Hampton Inn wall sign were individual letters. CEO O'Keefe said that they were. It was noted that 60 square footage of signage was allowed and approximately 142 square footage of signage is proposed.

With no further discussion, C. Kruppner moved to send a negative recommendation to the Zoning Board of Appeals regarding the sign variances the Hampton Inn has requested. D. Farthing

seconded the motion. C. Kruppner suggested that the Hampton Inn wall sign could be placed on the portico. The motion passed with ayes from all.

6. Verizon Wireless Signage – 4245 Lakeville Road:

CEO O’Keefe presented the Board with two sign permit applications for the Verizon Wireless store at 4245 Lakeville Road. Roger Christiano has sold the Verizon Wireless Cellular businesses to The Cellular Connection; therefore they are requesting new signage. The wall sign is the exact same size and has like colors to the existing one. The pylon sign panel request is a new request, as Christiano Cellular did not have a panel on the pylon sign. CEO O’Keefe stated that the existing Vista Behavioral Health panel on the pylon sign should have been removed a long time ago, therefore, that will be removed and the Verizon Wireless sign panel will be put in it’s place with the other remaining panel being blacked out for a possible future tenant to use.

At this time, the SEQR short form was reviewed for both proposed signs. S. Richardson moved to grant the Verizon Wireless signs for The Cellular Connection store at 4245 Lakeville Road a negative declaration. C. Kruppner seconded the motion and the motion passed with ayes from all.

With no further discussion, C. Kruppner moved to approve the design of the wall sign for Verizon Wireless at 4245 Lakeville Road. S. Richardson seconded the motion and the motion passed with ayes from all.

With no further discussion, S. Richardson moved to approve the Verizon Wireless sign panel for the freestanding pylon sign for Verizon Wireless at 4245 Lakeville Road. C. Kruppner seconded the motion and the motion passed with ayes from all.

7. 2011 Tentative Planning Board Calendar:

D. Farthing moved to approve the 2011 Planning Board calendar as presented, noting that all dates and times are subject to change. S. Richardson seconded the motion and the motion passed with ayes from all.

8. Meeting Closed:

D. Farthing moved to close the meeting at 5:25PM. C. Kruppner seconded the motion and the meeting closed with ayes from all.

Aprile S. Mack, Secretary