

**Members Present:**

Matthew W. Griffo, Chair  
Claren Kruppner  
Susan Richardson  
David Woods

**Other Village Representatives Present:**

Code Enforcement Officer Ron Maxwell  
MRB |group Engineer Scott DeHollander

**Applicants Present:**

M. Corrin Strong – Hartford House Subdivision – Phase II Revised  
Rocco Dragani – 114 Main Street Geneseo LLC & 116 Main Street Geneseo LLC  
Tim Brindusi, T.A.B. Design Architect – 114 Main Street Geneseo LLC & 116 Main Street Geneseo LLC

**1. Meeting Opened:**

Chair Griffo opened the meeting at 4:03pm.

**2. Review of Minutes:**

The July 20, 2011 work session minutes were reviewed. C. Kruppner moved to approve the work session minutes as presented. D. Woods seconded the motion. The motion passed with ayes from: M. Griffo, C. Kruppner and D. Woods. S. Richardson abstained as she was not present at the work session.

The July 27, 2011 regular meeting minutes were reviewed. S. Richardson moved to approve the regular meeting minutes as presented. D. Woods seconded the motion. The motion passed with ayes from: M. Griffo, S. Richardson and D. Woods. C. Kruppner abstained as he was not present at the regular meeting.

**3. Code Enforcement Office:**

**July 2011**

Building Permits	11
Sign Permits	1
Fire Inspections	5
Violation Notices	5

CEO Maxwell stated that his office has received some calls from upset parents in regards to the condition of the apartment their son or daughter has rented for the fall semester.

The Code Office has received a call about the possibility of building a gas station to the south of the Shoe Dept./Maurice's building on Veteran Drive. CEO Maxwell stated that the inquiry was for a gas station/convenient store. CEO Maxwell stated that the original proposal was for gas pumps with a kiosk not a convenient store therefore the traffic study that was done would not apply. CEO Maxwell also stated that he advised the person who contacted his office that digital signs were not allowed.

CEO Maxwell stated that he had received a phone call from a realtor in regards to the old Balconi building on Avon Road. CEO Maxwell explained that before doing anything, they would need to go back to the Zoning Board of Appeals to reinstate their non-conforming commercial use in a residential zoning district.

#### **4. Town Planning Board Update – David Woods:**

D. Woods stated that Dawn Aprile appeared before the Town Planning Board at their last meeting on August 8, 2011 to discuss the proposed rezoning of their entire parcel on the West side of Volunteer Road.

D. Woods also stated that the Request for Proposals he developed for the Town of Geneseo zoning revisions will be discussed at the Town Board meeting on September 8<sup>th</sup>. There has been some discussion that because of budgetary concerns, if the Town does decide to go forward with the zoning revisions, they might break it up into two years, 2012 and 2013.

D. Woods also explained that the Livingston County Planning Department has been awarded a grant funded by United Planning Work Program (UPWP). The purpose is to develop a countywide transportation plan and the Village has been selected as the pilot community mainly because of it being the County seat and it is considered the commercial hub of the county. D. Woods continued by stating that he was asked to serve on the ad-hoc Village Committee and the initial meeting was held on August 3<sup>rd</sup>. Angela Ellis, Livingston County Planning Director was present at that meeting and asked David if he would serve on the committee of choosing consultants. D. Woods stated that he agreed to serve in that capacity and believes consultant interviews will be held in September.

The Planning Board asked for further details on what the plan would include. D. Woods stated that this plan would build on the existing plans the Village already has in place, such as the Access Management Plan.

It was noted that C. Kruppner serves on the Village's sidewalk committee which reviews where new sidewalks in the Village should be placed.

D. Woods stated that in the process of revising the Village Code, the committee and Village Board has decided to fast track a section of what the committee was recommending. The Village Board would like to eliminate two-family dwellings as a Special Use Permit in the R-1 and R-2 Residential Zoning Districts, which they will be holding a public hearing for in the near future.

#### **5. Livingston County Planning Board Update – David Matthews**

In lieu of attending the Village Planning Board meeting, David Matthews submitted the following via email on August 23, 2011: "*The Zoning Referral to eliminate two family dwellings as a Specially Permitted Use in the R-1 and R-2 Residential Districts was approved by the County Planning Board without discussion.*"

#### **6. Corrin Strong – Hartford House Subdivision Phase II - Revision:**

Mr. Strong appeared before the Board with a proposal for a three-lot subdivision of the previously approved Phase II four-Lot Subdivision. Mr. Strong explained that he wished to combine Lots 1 & 2 of the approved Phase II four-lot subdivision and make that lot a bit larger for a total of three lots instead of four.

Chair Griffo stated that three lots are too many for the existing interior road to handle. Mr. Strong explained that in the Opinion of the Attorney General, an interior road or private drive can serve more than three lots as long as a Homeowners Association is in place to manage the road. However, Mr. Strong stated that he has no desire to set up a Homeowners Association. CEO Maxwell stated that the Fire Code is a different issue; therefore, he does not recommend this subdivision be accessed through the interior or private drive.

Mr. Strong stated that he is looking for approval with access to this new lot from Avon Road, not the interior private drive. However, he explained that if he does find someone interested in the lot who wishes to access the lot through the interior private drive, it would be up to them with the full cooperation of him to gain approval through the Planning Board and whomever else for that.

D. Woods explained that Mr. Strong would also need to appear with that owner. Mr. Strong stated that he would make an agreement with them that he would cooperate completely, by widening the gate opening, improving the road or whatever is required. D. Woods also explained that if a future proposal would call for access from that interior private road, that road may need to be brought up to Village standards and the SEQR process would have to be reopened. Mr. Strong stated that he understood this.

Chair Griffo asked about the 75' conservation area on the west, north and south sides of the lot. Mr. Strong stated that he would like to preserve that area as is. Chair Griffo wondered how that would be possible if a driveway were to access the interior private road. Mr. Strong stated that there would be some "wobble" room left to allow for that. The Board asked for a description of this 75' conservation area like they did with the 25' buffer along Route 39 which still remains in place.

Mr. Strong asked what the procedure would be for this subdivision. Chair Griffo explained that today's meeting was a conceptual or sketch review, with preliminary, SEQR and final approval being the next steps along with a public hearing. Mr. Strong asked about SEQR since a long form was completed last time. D. Woods stated that he would need to review the SEQR and report back to the Board. Mr. Strong asked if preliminary and final approval could be granted at one time. Chair Griffo did not seem to have a concern with this as long as the public hearing had been held.

CEO Maxwell stated that he would like to see the Route 39/Avon Road curb cut placed on the subdivision map. C. Kruppner agreed and stated that Mr. Strong should go back to NYS DOT with his revised plans.

MRB |group Engineer Scott DeHollander wondered if the Board would like to see as they had previously a building footprint, topographical map and utility map. The Board agreed that was probably not necessary. D. Woods stated that the Board probably requested that last time due to the smaller size of the lots. However, Engineer DeHollander stated that where the house and driveway are located will affect the drainage. The Board agreed and it was agreed that these types of details would be taken care of at the time the building permit for a new house is issued.

It was agreed that this subdivision would be referred to as: **Hartford House Subdivision Phase II – Revised.**

R. Maxwell stated that he is very concerned about allowing a driveway through the proposed 75' conservation area to the private/interior road. Noting that if this is allowed, the private/interior road will have to be named and each lot that has access to that private/interior road will have to have an E-911 number off of that road. Mr. Strong stated that he anticipates a buyer that does not want access from Avon Road, but that they would need to jump through the hoops to access the lot from the interior/private road with full cooperation from him. C. Kruppner stated that he would be against two driveways, one on Avon Road and one on the private/interior road. The Board was in agreement.

With no further discussion, D. Woods moved to grant sketch plan approval for a three lot subdivision (Hartford House Subdivision Phase II - Revised) subject to the following conditions which shall be shown on the subdivision plat and included as deed restrictions:

1. That the historic iron fence will be maintained, and that the landscape surrounding the new homes is retained and maintained with sufficient trees, deciduous and evergreen, to filter or block the view of the new home from the road and from Hartford House, as recommended in the May 25, 2010 letter from the New York State Office of Parks Recreation and Historic Preservation; and
2. Either, there shall be no access from the new home to the internal Hartford House driveway, or any changes to the 75' conservation restriction area or the 25' front setback area shall not occur without the prior approval of the Village of Geneseo Planning Board.

C. Kruppner seconded the motion and the motion passed with ayes from all.

The Board set the Subdivision Public Hearing for Wednesday, September 28, 2011 at 4:45pm.

**7. 114 Main Street Geneseo LLC and 116 Main Street Geneseo LLC  
2<sup>nd</sup> Story Addition to 114 Main Street with an adjoining stair tower between 114 Main Street and 116 Main Street:**

Tim Brinduse, T.A.B. Design Architects appeared before the Board with Rocco Dragani, owner of 114 Main Street and 116 Main Street. Mr. Dragani would like to create two apartments by adding a second floor to 114 Main Street and building a stair tower between 114 Main Street and 116 Main Street that would serve the apartments in both buildings. Chair Griffo asked if any consideration has been given to making the two parcels one as the concern is with leaving them as two separate parcels with the addition of a stair tower that joins them and if one were to be sold. Mr. Dragani stated that he would be in favor of combing the three lots, 114 Main Street, 116 Main Street and 118 Main Street as they all currently share a combined driveway.

D. Woods wondered if the Village's new design guidelines had been taken into consideration. Mr. Brinduse stated that they had.

With no further discussion, D. Woods moved to approve site plan sketch plan approval for a second story addition for two apartments at 114 Main Street with an adjoining stair tower to 116 Main Street. C. Kruppner seconded the motion and the motion passed with ayes from all.

The Board set the Site Plan Public Hearing for Wednesday, September 28, 2011 at 4:30pm.

MRB |group Engineer Scott DeHollander stated that his initial concerns with the proposed project are drainage and utilities and asked if a site engineer had been consulted. Mr. Brinduse stated that they had not yet contacted a site engineer but that was their next step.

CEO Maxwell asked what the timeframe was for the project. Mr. Brinduse stated that they were hoping to begin in October but it may not be that soon, but they hope to start before the snow flies.

**8. Dotterweich – 18 Wadsworth Street:**

Chair Griffo advised the Board that the Village has been served with an Article 78 lawsuit in regards to the Planning Board's denial of a special use permit for a two family residence at 18 Wadsworth Street.

**9. Meeting Closed:**

With no further discussion, C. Kruppner moved to close the meeting at 5:36pm with second from D. Woods. The motion passed with ayes from all.

Aprile S. Mack, Secretary