

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

Public Present:

Barry Caplan – Main Street and School Street Building Owner/Business Owner
Carolyn Meisel – Village Resident (Westview Crescent)
Paul Miller – 110 Main Street, Building Owner/Business Owner

1. Meeting Opened:

Acting Chair S. Richardson opened the meeting at 4:03pm.

2. Review of Minutes:

The August 24, 2011 regular meeting minutes were reviewed. D. Woods moved to approve the regular meeting minutes as presented. C. Kruppner seconded the motion. The motion passed with ayes from: S. Richardson, D. Woods and C. Kruppner.

3. Code Enforcement Office:

August 2011

Building Permits	7
Sign Permits	0
Fire Inspections	8
Rental Housing Inspections	5
Violation Notices	3

CEO Maxwell reported that:

- A certificate of occupancy has been issued for a house on Heritage Drive.
- Cattails have been cut at KFC/Taco Bell.
- The renovations including paint on the outside of the building have started on KFC/Taco Bell.
- The cattails at the former Starbucks building are cut on a regular basis.
- A violation notice was sent to 17 Elm Street for the rubbish on the porch.
- Oak Valley Inn property will be becoming before the Board shortly for the building located to the west of the Inn.
- The yearly State report no longer has to be filed with the State.

Chair Griffo entered at 4:09pm and Acting Chair Richardson handed the meeting over to him.

CEO Maxwell stated that the bowling alley would like to extend their overhang on the west side of the building to allow for an outdoor smoking area and they would also like to enclose the dumpster located on that side of the building. Chair Griffo stated that he does not believe that it needs to come before the Board, therefore, gave the Code Office the go ahead to issue a permit for the work. D. Woods wondered if site plan approval was needed for this work. Chair Griffo did not believe that it did based on the bowling alley never going through the site plan review process when it was built and previously located in the Town prior to that area of the Town being annexed into the Village. Chair Griffo stated that the dumpster enclosure would be constructed using white vinyl fencing.

4. Town Planning Board Update – David Woods:

David Woods reported that the Town Planning Board met on Monday, September 12th. Conceptual and preliminary approval was granted for the small parking lot the Genesee Valley Conservancy proposes to put in near Fall Brook, directly off of Jones Bridge Road. A public hearing is scheduled for this proposal for Monday, October 3rd.

Dawn Aprile, Premium Development was in again regarding the proposed rezoning for their Gateway District property for a proposed senior housing project.

**5. 114 Main Street Geneseo LLC and 116 Main Street Geneseo LLC
2nd Story Addition to 114 Main Street with an adjoining stair tower between 114 Main Street and 116 Main Street:**

Architect Tim Brinduse, presented the Board with Mr. Dragani's plan for a 2nd story addition on 114 Main Street and a stair tower adjoining 114 Main Street and 116 Main Street.

Mr. Brinduse explained that there are a few main issues regarding this proposal. The first is in relationship to the fire separation between the building to the south and the building to the north. Mr. Dragani plans to combine the 114 Main Street parcel with the 116 Main Street parcel.

Mr. Brinduse also explained that another issue is with light and ventilation. Their plan is to have no windows along the north or south side of the building, but light and ventilation for the front apartment will come from the windows on the front of the building and the back apartment will have a little patio at the back of it. Ingress and egress for the back apartment will be primarily through the use of the proposed stair tower while the front apartment will be accessed through an existing stairwell accessed from the front of the building.

Mr. Brinduse presented the Board with a colored rendering of the front of the building. The colors were chosen directly from the Geneseo Façade Guidelines. Chair Griffo asked if Mr. Brinduse could supply the Board with Pantone Measuring System colors. Mr. Brinduse asked if Sherwin Williams colors would be okay. The Board did not have a problem with this.

Chair Griffo asked if there would be access to the roof from the new apartments. Mr. Brinduse explained that the roof will be sloped, but that there probably would be access to it for maintenance purposes only. Chair Griffo stated that he would hope that Mr. Dragani would prohibit the tenants from going up to the roof.

Chair Griffo opened the 114 Main Street Geneseo LLC & 116 Main Street Geneseo LLC public hearing at 4:30pm.

Mr. Brinduse continued by stating that they plan to replace all gutters and downspouts with new ones that will go into an existing storm water system via a tunnel on School Street. The Board wondered if there is enough capacity to handle the addition of the increased stormwater.

Mr. Brinduse stated that it is in his opinion that all gutters and downspouts are currently flowing into the tunnel, but they just need to be repaired therefore that is why all new ones will be installed. Mr. Brinduse also stated that he believes the existing storm water pipe(s) to the tunnel may need to be cleaned out, so they also plan to do this.

Per Village Code requirement, one parking spot is required per apartment, therefore, two parking spots are being provided, plus other parking spots will be dedicated to these two apartments at offsite locations owned by Mr. Dragani. The Board was curious as to how this would be accomplished considering each apartment will be built for four tenants each for a total of eight tenants plus two storefronts on the main level. Mr. Brinduse stated that the offsite parking spots would be appropriately marked. The Board then wondered how the parking at those offsite locations would be enforced. Mr. Dragani stated that they monitor their own parking lots and violators are warned and then towed. Mr. Dragani explained that their business is located on the bottom level of the Scoville Building at 94 Main Street where much of the offsite parking would be located and closely monitored. Chair Griffo asks that the posted signs are clearly marked as to where the vehicles will be towed.

Chair Griffo asked if the Board had any questions. They did not however; Engineer DeHollander stated that the existing connections to the storm water tunnel need to be verified and as discussed at the last meeting, what is the plan for the existing utilities that will be in the way of the proposed stair tower? Mr. Brinduse stated that a gas line would need to be relocated and that has now been added to the site plan. Chair Griffo asked what was the best way to confirm the stormwater management connections. Engineer DeHollander stated that the tributary to the tunnel needs to be verified along with the connecting capacity, along with the condition and size. Engineer DeHollander stated that Mr. Brinduse could run some calculations based on formulas he could give him.

At this time, Chair Griffo opened the floor to the public and advised them that all comments and/or questions should be directed to the Board.

Barry Caplan, an adjacent property owner stated that he has been there a long time and is very aware and concerned with the amount of stormwater that has been coming off of the property at 114 Main Street which pools next his building at 2 School Street. Mr. Brinduse stated that they are aware of the disrepair in the gutters and downspouts and that is why they will be all replaced with commercial grade ones. Chair Griffo asked about the gutters and downspouts on 116 Main Street. Mr. Dragani stated that he has never seen an issue with those ones and Mr. Brinduse commented that it is also Mr. Dragani's intention to upgrade 116 Main Street as previously approved by this Planning Board. Chair Griffo asked Mr. Caplan to let Board know how the stormwater is once the building addition is completed.

Mr. Caplan stated that he loves the façade, but also has concerns regarding parking, which he hates to talk about. He is concerned with there not being enough parking, not only for Mr. Dragani's tenants, but for many other landlords in the Village. He wonders why landlords are not required to fulfill the parking needs of their tenants. He noted that Mr. Dragani is only required to supply two parking spots on site for eight new tenants, but Mr. Caplan wondered where the other six tenants with vehicles would park. Mr. Caplan commented that they would be parking in his lot or the Chen's lot as that is usually where they end up and policing the lots is not fun. Mr. Caplan's biggest concern was with why only one parking space is required per apartment dwelling for up to four tenants or in this case two apartments, two parking spaces for up to eight tenants. Chair Griffo stated that the proposed parking met the minimum requirements and that any change to the Code would be a legislative issue that the Planning Board has no jurisdiction over.

Mr. Caplan also wondered where the business tenants parked. Mr. Dragani stated that they park on Main Street so that should not be a concern. Chair Griffo asked Mr. Dragani to encourage his

tenants to park in the municipal parking lot and not in front of their businesses or anyone else's business.

Mr. Caplan's other concern was with garbage. Mr. Brinduse stated that there is a designated area in the rear of 116 Main Street where individual containers are located that tenants from 114 Main Street, 116 Main Street and 118 Main Street take their garbage and that is where the new apartment tenants will have to take their garbage. Chair Griffo asked Mr. Caplan if there has been an issue with garbage. Mr. Caplan stated that there is every day and if Paul Miller (Pizza Paul's) would be willing, we could all get together and share a dumpster or dumpsters and get pick up every day. Chair Griffo encouraged all interested parties to get together and talk.

Mr. Miller stated that his main reason for being here is to see what the north side of the building facing his building will look like, as he is hoping there will not be any windows on that side for tenants to climb out of and get onto his roof. Mr. Brinduse stated that there will not be any windows on the north or south side of the building, only in the rear and front of the building, and there will be a back deck on the rear apartment, but no access to that deck will be provided from the outside of the building.

Chair Griffo opened the Corrin Strong – Hartford House Three Lot Subdivision (Phase II - Revised) public hearing at 4:56pm.

Chair Griffo asked what the view would be traveling down Main Street. Mr. Brinduse stated that the sides of the building and roof would be visible, noting that Mr. Dragani has chosen to concentrate of the front façade. Mr. Miller stated that his main concern is that no one is able to access his roof.

Mr. Miller also stated that he like Mr. Caplan has a concern with garbage. When the tenants move in in September and move out in May, the back of his building looks like a landfill. Items such as mattresses, bedframes and futons are left behind on his lot and since he cannot prove where the items have come from it is his responsibility to remove them. Mr. Dragani stated that he patrols his garbage areas especially during August, September and May, but he cannot help if his tenants are putting their unwanted items on other properties. Mr. Dragani was encouraged to work with the adjacent landowners concerning garbage and discarded furniture.

With no further discussion, D. Woods moved to close the 114 Main Street Geneseo LLC and 116 Main Street Geneseo LLC public hearing at 5:03pm. S. Richardson seconded the motion and the motion passed with ayes from all.

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

Mr. Strong stated that there is a slight discrepancy in the "Declaration of Uniform Plans & Restrictions" that he had overlooked, therefore, those changes will be made.

Chair Griffo stated that the Planning Board had received a letter from the Livingston County Planning Board dated September 12th, stating "approval or disapproval of this application is a matter of local opinion." However, the "County Planning Board staff would like to forward the following advisory comment: If any proposed new driveways are planned for location on the interior driveway on the property, the proposed would constitute a significant change and would require review by the County Planning Board prior to final action being taken at the local level." Mr. Strong stated that he was aware of this and that this situation is covered in the "Declaration of Uniform Plans & Restrictions." Chair Griffo wondered how the declaration is presented to potential buyers. Mr. Strong stated that it is a matter of record and referenced on the subdivision map as all items in the declaration is too much to add to a subdivision map.

The Board pointed out some minor clarifications that would be needed for the final Mylar.

Mr. Strong noticed these as well and that is why he did not have a Mylar made yet.

At this time, Chair Griffo asked for any public comment. Being that there was no public comment, C. Kruppner moved to close the public hearing at 5:13pm. S. Richardson seconded the motion and the motion passed with ayes from all.

Engineer DeHollander reminded Mr. Strong that per Phase II Stormwater requirements, disturbances greater than an acre (including residential development) are required to have a stormwater pollution prevention plan, noting that this should be also added to the subdivision map. Engineer DeHollander stated that he would forward Mr. Strong the proper wording to add to the subdivision map.

D. Woods noted that as previously discussed, the SEQR negative declaration granted remains, therefore at this time, the Planning Board does not need to go through that process again.

7. Continuation of: 114 Main Street Geneseo LLC and 116 Main Street Geneseo LLC 2nd Story Addition to 114 Main Street with an adjoining stair tower between 114 Main Street and 116 Main Street:

At this time, the State Environmental Quality Review (SEQR) Short Environmental Assessment form was reviewed. C1. Could action result in any adverse effects associated with the following: Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flowing problems? The Board agreed that the answer was no, but that the stormwater drainage system will be subject to approval of the Village Engineer. With no further discussion, D. Woods moved to grant this proposal a negative declaration based on the information and analysis obtained and any supporting documentation on file that the proposed action will not result in any significant adverse environmental impacts. C. Kruppner seconded the motion and the motion passed with ayes from all.

With no further discussion, S. Richardson moved to grant 114 Main Street Geneseo LLC and 116 Main Street Geneseo LLC preliminary and final approval for a 2nd story addition for two apartments and a stair tower connecting the two located on the property at 116 Main Street, with the understanding that the parcels will be combined into one to allow for proper fire separation between them. C. Kruppner seconded the motion and the motion passed with ayes from all.

8. Continuation of: Corrin Strong – Hartford House Subdivision Phase II - Revision:

With no further discussion, C. Kruppner moved to grant preliminary and final approval for the Hartford House Three-Lot Subdivision Phase II – Revised contingent upon the subdivision map being amended as discussed earlier and noting that the previous SEQR negative declaration granted is still applicable. S. Richardson seconded the motion and the motion passed with ayes from all.

9. Miscellaneous Planning Board items:

It was noted that Secretary Mack would be away at a conference on October 19th, the Planning Board's scheduled work session date, therefore, the Board agreed that they would not hold a work session in October on that date.

10. Meeting Closed:

With no further discussion, C. Kruppner moved to close the meeting at 5:29pm. S. Richardson seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary