

Members Present:

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

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell
Code Enforcement Officer Dean O'Keefe

Julie Marshall, Livingston County Economic Development
Main Street Grant Administrator

1. Work Session Opened:

Chair David Woods opened the work session at 4:26pm.

2. Main Street Grants:

Julie Marshall explained that the Village's Main Street Grant program received eighteen applications and a Committee has recommended twelve for funding. The Planning Board's role at this time, is to look at the twelve that are being recommended for funding to decide whether or not they need to come before the Planning Board for review.

Chair Woods and J. Marshall explained that the role of the Planning Board is not to duplicate what the Committee has already done. Chair Woods explained that the Committee was given a score sheet to review and grade each application. It was also explained that the overall grant awarded to the Village must include ten commercial units and eleven residential units. The Village has been awarded \$410,000, \$334,500 is the funding amount available for the approved applications, \$45,000 has been awarded directly to the Village for streetscape improvements and \$30,500 will be used for administration costs.

J. Marshall explained that each grant recipient is reimbursed for costs incurred; no money is given to them up front. She also explained that they are responsible for 25% of all costs of the project; the grant amount is only 75% of the total cost based on paid receipts provided. Deed restrictions are also placed on the property and filed with the County Clerk for a five year period. CEO Maxwell stated that he and J. Marshall have agreed that before his office issues any Certificate of Compliances or Certificate of Occupancies for any grant project, a certificate of grant compliance will be provided to his office.

J. Marshall explained that Louise Wadsworth works beside her and has with Main Street Grants in Dansville, Mount Morris and Lima. However, there is a conflict of interest as Will Wadsworth (Louise's husband) has been recommended for a grant for the Wadsworth Homestead property. Therefore, Louise has not seen any of the applications and once all the applications have been approved by the Village Board, she will be working on those ones with J. Marshall, but J. Marshall will be the only one working on the Homestead project. Chair Woods noted that if any Planning Board member believes he or she has a conflict of interest, they should bring that forward now.

At this time, J. Marshall distributed a packet to each Board member that included a summary of each project that has been recommended for funding.

The Cattery – Peg McCormick – 109 Main Street

Project Description: Remove awning, removing existing flower boxes and replace with new boxes, remove adhesive on building left on from a previous sign, install new lighting and install new trim work.

The Board wanted to make sure that any lighting to be used would be dark sky compliant per Code requirements. M. Griffo noted that he objects to "piecemealing" the façade as if grant money is

going to be allocated, the whole front of the building should be updated. There was also a concern about a light with a sensor on the right front of the building near the alley way. The Board wondered if this light worked and if it didn't if it could be removed. It was determined that a building permit was not needed but that the Board would like to make sure that all new lighting is dark sky compliant.

114 Main Street – Stage Coach Florist/University Hots Building

Project Description: Replace existing façade and rebuild as per TAB Design rendering, installation of new lighting, prime, paint and install thin brick and complete new façade. Remodel existing apartment, replace eaves troughs. Construction of new second story to building (new construction is an ineligible expense). The project cost estimates include estimates for appliances and architectural expenses, including Village permit fees, these are ineligible costs.

The Board determined that a building permit would be needed and also wanted to make sure that any new lighting was dark sky compliant.

116 Main Street – US Marines/Livingston County Democrats Building

Project Description: Removal of inappropriate stucco/false façade, rebuild façade installing new thin brick and new colors, install appropriate areas for signage, install façade lighting, replace windows, roofs, eaves troughs, prime and paint entire exterior and remodel residential unit. The project cost estimates include estimates for appliances and architectural expenses, including Village permit fees, these are ineligible costs.

The Board determined that a building permit would be needed and a sign application or applications would be required if any new signage would be added. The Board wondered if the metal pole which sits between the two store fronts had been addressed. The Code Enforcement Officers believed that the pole supports part of the building, but J. Marshall believed that the pole could be addressed in the renovations and perhaps wrapped or painted.

118 Main Street – Kerry's Cut Above & B&D Art and Framing

Project Description: Replace existing false façade, install new doors, replace windows and roof, replace furnace, replace eaves troughs, prime and paint entire exterior and remodel residential unit. The project cost estimates include estimates for appliances, which are ineligible costs.

The Board determined that a building permit would be needed. J. Marshall did note that the one air-conditioning unit used for the first floor commercial tenant would need to be removed to be in compliance with the design guidelines.

127 Main Street – Not Dot Shop, Shear FX and Quality Office Environments

Project Description: Replacement of windows, installation of new roof, insulate attic, installation of new HVAC system to remove window air conditioning units, replacement of all fixtures in stores and replacement of exterior doors.

J. Marshall noted that the owner has made previous investment and improvements to the property, therefore at this time, window replacement is top priority. Therefore, the Board agreed that a building permit for replacement of windows was not be required.

4 Center Street – Riviera Theatre

Project Description: Asbestos abatement, asbestos abatement monitoring, roof replacement, architectural services, minimal façade repair of damaged brick, glass marquis and installation of HVAC.

J. Marshall noted that this is a large project and only a portion of the work to be done is being funded, therefore the one item that has to be completed first is the asbestos abatement so that is what is being funded. There is some concern about this project being completed within the five year restriction as no new business is being created until the project is fully completed.

The Board did have some questions. They wondered if the façade could be stabilized without the asbestos abatement. J. Marshall explained that the general theory is that the project must have an end result of a functioning building. Chair Woods explained that as a member of the Main Street Grant Committee, the committee agreed that it was important to fund part of this project for the community.

The Board agreed that at this time, no Planning Board review would be needed.

Wadsworth Homestead Property – South End of Main Street

Project Description:

Conversion of mansion to mixed-use retail, hospitality and bed & breakfast. Residential repairs and upgrade of permanent fixtures, ceilings, walls and surface coatings. Commercial improvements to first and second floor including repairs to plaster and moldings, prepping and painting, conversion of space for bathrooms, enclosing east porch for storage of catering equipment. Upgrade of bathhouse to include restrooms for outdoor events. Five rooms to be converted for bed & breakfast.

J. Marshall explained that this is a phased project. The first phase would include converting the mansion into a Bed & Breakfast. The Board agreed that the approved site plan would need to be modified to include this; therefore Planning Board approval was needed, but no building permit would be required at this time. CEO Maxwell and CEO O’Keefe stated that a Building Code Official from the State would be making a site visit on June 12th to review all phases of the project.

53 Main Street – Muddy Waters

Project Description: Replacement of front awning.

The Planning Board agreed that a building permit was not required for this work and since the awning will not have any lettering on it or signage, a sign permit was not be required.

65 Main Street – Touch of Grayce

Project Description: Removal of existing commercial door and installation of new door, including painting and masonry work, new exterior lighting and refurbish and re-hang sign.

The Board agreed that a building permit would be needed for the installation of a new door, which is wider than the existing door. A sign permit would not be required as the current sign is just being refurbished. However, the Planning Board wanted to make sure that any new exterior lighting would be dark sky compliant as per Village Code.

82 Main Street – Miceli’s Deli, David Mann Jewelers

Project Description: Façade improvements to replace eight front windows on the second floor of the building. Renovation/conversion of second floor office to residential apartment

unit. New electrical service. New HVAC service. Removal of air conditioning unit in front second floor window. New signage.

At this time, the Main Street Review Committee has only recommended replacement of the second story windows. The Planning Board agreed that a building permit was not needed for replacement of windows. However, J. Marshall noted that if other awarded projects decline funding, funds should be allocated to this project. If that is the case, then a building permit would be required. It was also noted that the Review Committee has recommended that the applicant apply for a sign grant under the Village's Sign Improvement Program for any new signage that is being requested.

90 Main Street – Royaltees Building

Project Description: Replacement of second story windows.

The Board agreed that a building permit for this work would not be required.

97 Main Street – Art Nook/Family Barber Shop/Apartments

Project Description: Façade improvements to include replacement of roof, gutters and downspouts. Replacement of second floor front windows and rear windows – all windows will be restored to original size. Scrape and paint building. Repair awning over residential entrance. Installation of new full glass wood entry doors for both commercial entrances. Replacement of exterior doors. Removal of vinyl siding at front and rear. Replace with new cement board panels and trim. Installation of new signage and lighting. Installation of new well and wrought iron hand rails. Interior commercial work to include refinishing of wood floors, refinishing of existing wood ceilings and replacement of interior lighting. Painting of interior. Full renovation of second floor apartments. Demolition and reconfiguration of interior space. New HVAC, electrical, plumbing insulation, lighting and cabinetry.

J. Marshall explained that the Main Street Grant Review Committee agreed that the front façade, roof and interior commercial work is the priority. The Planning Board agreed that a building permit would be required.

3. Meeting Closed:

With no further discussion, C. Kruppner moved to close the meeting at 6:10pm with second from M. Griffo. The motion passed with ayes from all.

Aprile S. Mack, Secretary