

Members Present:

David Woods, Chair
Dori Farthing
Claren Kruppner
Susan Richardson

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell

Applicants Present:

Bruce Seeber, Alpha Graphics, representing Calm Dental – 109 Main Street
Todd and Heather Caroccio, PreK – 207 Lima Road
Chris Wegener, Lake Construction – 207 Lima Road

Public Present:

Ron & Pat Scott – 219 Lima Road
Maureen E. Schneider – 201 Lima Road
Josephine Deragon – 211 Lima Road
Jean Fish – 212 Lima Road

1. Meeting Opened:

Chair Woods opened the meeting at 4:30pm.

2. Review of Minutes:

The July 25, 2012 meeting minutes were reviewed. D. Farthing moved to approve the minutes as presented. S. Richardson seconded the motion. The motion passed with ayes from D. Farthing, S. Richardson and D. Woods. C. Kruppner abstained as he was not present at the June 25, 2012 meeting.

3. Code Enforcement Office Report:

June 2012

Building Permits	8
Sign Permits	2
Rental Housing	5
Fire Inspections	3

Code Enforcement Officer Ron Maxwell reported that he and Code Enforcement Officer Dean O'Keefe continue to work on fire inspections and rental housing inspections.

The Board wondered if a dentist would be going in where the former Lattimore Physical Therapy office was located in the east end of the Geneseo Square Plaza. CEO Maxwell reported that yes, a dentists office is going in there, but not the one that had originally started work on the renovations.

The Board asked about the no parking – customer only parking signs that have been recently installed at the Cottone Agency on East South Street. D. Farthing explained that one of the signs is a free standing sign on two posts located to the right of the driveway entrance and the other has been placed on the fence to the left of the driveway. CEO Maxwell stated that he would look into the matter, but as long as they were similar to the size of handicap parking only signs, there was nothing his office could do. The Board stated that they were much larger than that.

The Board inquired if the new entrance/exit signs into for Community Bank are in compliance as the bank logo is located on them. CEO Maxwell stated that they were replacement signs for the former HSBC bank entrance/exit signs and were replaced with like size and color. He also noted that they might be smaller than the HSBC bank ones. Chair Woods agreed.

CEO Maxwell also reported that he met with the Dotterweich's and T.A.B. Design Architect Tim Brindusi regarding turning 18 Wadsworth Street into a two-family home from a single family home. CEO Maxwell stated that after looking over the plans and meeting with them he has determined that the expense won't be as much as anticipated for the Dotterweich's as there is more existing fire rated walls than expected, as per required by fire code.

4. Livingston County Planning Board Update – David Matthews:

Chair Woods reported that David Matthews, the Village's Livingston County Planning Board Representative had sent an email stating that there was nothing to report.

5. Town Planning Board Update – David Woods:

Chair Woods reported that the Town Board met on August 13th. At that meeting, they gave conceptual and preliminary approval to Stan Rutherford for a two-lot subdivision.

6. Todd & Heather Caroccio – Special Use Permit Request: PreK – 207 Lima Road:

Chair Woods asked Heather Caroccio if there were any updates on her request to open a PreK in her home at 207 Lima Road. Mrs. Caroccio stated that they have hired Chris Wegener of Lake Construction to build the addition to the garage for the PreK, but there were no further updates.

At this time, the Board reviewed the State Environmental Quality Review (SEQR) short environmental assessment form.

Chair Woods opened the public hearing at 4:45pm and noted that the Board had received a letter from the Livingston County Planning Department stating that they had reviewed the application and determined that it had no significant Countywide or inter-municipal impact.

At this time, Chair Woods asked if there were any questions or comments from the public.

Jean Fish stated that she resides at 212 Lima Road and believes that this is a wonderful idea.

Hearing no further comments from the public, Chair Woods asked if the Board had any questions.

The Board inquired as to when the PreK planned to open. Mrs. Caroccio stated that they plan to open with the start of the school year in September of 2013 and that she plans to follow the Geneseo Central School calendar. Mrs. Caroccio also noted that they will start construction and advertising as soon as possible. The Board inquired as to how long it would take to build. Mr. Wegener stated that the building should only take approximately two months to build, but that Mr. and Mrs. Caroccio would have a lot of work to do after that. The Board asked if any soil would be removed and where they planned on removing it to. Mr. Wagner stated that soil would be removed, but at this time, they do not know where they will be removing it to.

Hearing no further comments from the public or Board, Chair Woods stated that the Board would move on with other business but leave the public hearing open and come back to it.

7. Calm Dental Sign – 109 Main Street:

Bruce Seeber, Alpha Graphics appeared before the Board representing Calm Dental at

109 Main Street. Chair Woods stated that the Board had received a letter from the Zoning Board of Appeals stating that on August 7, 2012 they had granted Calm Dental a fifteen (15) square foot sign with final design approval to be granted by the Planning Board.

Mr. Seeber stated that the design of the sign has changed and has made smaller per the Planning Board's request, but the white background has not been changed and a border had not been added as the sign is their logo and he had already given them a price for the sign without those two items.

D. Farthing asked about the signage above the glass door entrance on the south side of the building, wondering if the lettering was on the inside or outside of the glass as if it was on the outside, it would need to be relocated to the inside. Mr. Seeber stated that he was not responsible for that signage and CEO Maxwell stated that he would look into it.

With no further discussion, S. Richardson moved to approve a sign for Calm Dental located at 109 Main Street as presented and no larger than 15 square feet. C. Kruppner asked if there were any further questions or comments. D. Farthing stated that the stark white background color was not changed and a border was not added as the Planning Board had suggested. No further discussion followed and the motion passed with ayes from all.

8. Continuation of:

Todd & Heather Caroccio – Special Use Permit Request: PreK – 207 Lima Road:

The Board continued with the special use permit request public hearing for a PreK at 207 Lima Road. Chair Woods asked if there were any other comments from the public.

Pat Scott stated that she resides at 219 Lima Road, she believes there is a need for a PreK program especially because the one at St. Michael's has closed, and therefore, she is in favor of this application.

Ron Scott stated that he also resides at 219 Lima Road. He stated that the traffic conditions on Lima Road are extreme and have been for a long period of time. He continued by stating that it is even difficult to cross the street to get to his mail box, but he does not believe that this request will increase the amount of traffic on Lima Road. The Board stated that the driveway is long enough and there is a turn around at the top of the driveway so no vehicles should be backing out onto Lima Road. Mrs. Caroccio stated that she plans to keep the class sizes small. Mr. Caroccio stated that class times will run from 9am to 11:30am which is after busy morning traffic and before lunch time traffic.

Chair Woods asked if there were any further questions from the public or Board.

Hearing none, C. Kruppner moved to close the public hearing at 4:55pm, with second from S. Richardson. The motion passed with ayes from all.

The Board briefly discussed their normal course of action regarding issuing time limits on special use permits and that normally special use permits are granted for one year. However, noting that Mrs. Caroccio does not plan to open the PreK until September 2013, the board might want to think about issuing this special use permit for two years.

With no further discussion, S. Richardson moved that based on the information, analysis and supporting documentation on file, a PreK at 207 Lima Road will not result in any significant adverse environmental impacts and a negative declaration should be granted. C. Kruppner seconded the motion and hearing no further discussion, the motion passed with ayes from all.

With no further discussion, C. Kruppner moved to grant preliminary approval for a special use permit for a PreK at 207 Lima Road. D. Farthing seconded the motion and the motion passed with ayes from all.

With no further discussion, D. Farthing moved to grant final approval for a special use permit for a PreK at 207 Lima Road to expire on June 30, 2014. S. Richardson seconded the motion and the motion passed with ayes from all.

9. Other Business:

It was noted that the Main Street Grant application for the Geneseo Theater has been withdrawn by the applicant; therefore, two other grant recipients have been allowed more grant funds.

Chair Woods stated that a meeting has been arranged between Attorney Reynolds, Zoning Board of Appeals Chair Carolyn Meisel, Zoning Board of Appeals Secretary Debra Lund, Code Enforcement Officers Maxwell and O'Keefe along with himself and Secretary Mack to discuss procedural matters such as signs that need both Planning Board and Zoning Board of Appeals approval and any other matters which may come before them.

10. Meeting Closed:

With no further discussion, S. Richardson moved to close the meeting at 5:07pm with second from D. Farthing. The motion passed with ayes from all.

Aprile S. Mack, Secretary