

Members Present:

David Woods, Chair
Dori Farthing
Matt Griffo
Susan Richardson

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell
Kurt Rappazzo, MRB Group Engineer
Attorney J. Thomas Reynolds
Livingston County Planning Board Representative
Stewart Leffler

Applicant Present:

Randy Bebout, Project Manager - Site Group Manager, **TYLIN**INTERNATIONAL
McDonald's USA, LLC – McDonald's Geneseo – 4162 Lakeville Road
Sam Fichera, Wal*Mart Supercenter Store Manager

Public Present:

Joseph P. Ferrero & Betsy Ferrero
Joseph J. Ferrero

1. Meeting Opened:

Chair David Woods opened the meeting at 4:30pm.

2. Review of Minutes:

The February 27, 2013 meeting minutes were reviewed. M. Griffo moved to approve the minutes as presented. D. Farthing seconded the motion and the motion passed with ayes from all.

3. Code Enforcement Office Report:

February 2013

Building Permits	6
Sign Permits	15
Rental Housing	12
Fire Inspections	0
Avoidable False Alarm Violations	0
Violations	0
Temporary Structure/Tent	0

CEO Ron Maxwell stated that he and CEO Dean O'Keefe attended the Finger Lakes Building Officials Association's annual conference last week at the RIT Inn and Conference Center in Henrietta. CEO Maxwell stated that the 2013 Energy Code will be going into affect some time this year, which will apply to all new construction of single family and two family homes. CEO Maxwell also stated that his office is in receipt of the McDonald's building plans.

4. Town Planning Board Update:

D. Woods stated that the March 11th scheduled Town Planning Board meeting was canceled as there were no agenda items. However, a special meeting of the Town Planning Board was held on Tuesday, March 19th from a request of Platinum Promotions of Ohio for a used car sales event in the Genesee Valley Shopping Plaza's parking lot. After a long discussion held by the Town Planning Board, approval was granted as a temporary amendment to the original site plan for the plaza with several conditions. The sales event was scheduled to run from Saturday, March 23rd through Saturday, March 30th.

5. Wal*Mart Supercenter – Site Plan Modification Update:

Sam Fichera, Geneseo Wal*Mart Supercenter appeared before the Board to discuss the stores remodel plan. Mr. Fichera explained that Wal*Mart is scheduled to start a complete remodel of the store on or about May 5th with a grand re-opening date tentatively scheduled for June 21st.

Mr. Fichera stated that the store will be open during the remodel.

Mr. Fichera stated that as part of the remodel, six – forty foot construction trailers will be placed on the west side of the parking lot near the water tower. As these are construction trailers, Mr. Fichera stated that he does not have much control over how many they bring in. CEO Maxwell stated that per Code, construction trailers are included in the building permit, however, the permit already issued included four construction trailers, not six, and therefore the building permit will need to be reissued. Mr. Fichera continued asking for permission for an additional four – forty foot temporary Lawn & Garden and Back to School trailers for a total of ten trailers. Mr. Fichera stated that this store is #2 in NYS for Lawn & Garden sales; however this store does not have enough warehouse space to hold all the stock.

The Board asked what was included in the store remodel. Mr. Fichera stated that the entire inside of the store will be remodeled and their logo will be updated as previously discussed by this Board and approved by the Zoning Board of Appeals. Mr. Fichera stated that wooden floors would be installed in the apparel area which is a nineteen day process, better lighting will be added to the Health and Beauty area, non-slip floors will be installed in the main entrances, the bathrooms will be updated along with many other parts of the store. The Board wondered if this type of remodel was typical for such a new store. Mr. Fichera stated that in Wal*Mart terms this store is old. He continued by stating that this store alone has \$80 million worth of sales each year and there are approximately 60,000 people in the store every week.

Chair Woods stated that as far as the temporary trailers, this would be a temporary modification to the site plan as done in years past. Mr. Fichera stated that this was correct and he would be only asking for the four non-construction trailers from April 1st through September 23rd but would have them removed sooner if able to. The Board showed some concern in regards to making another temporary site plan modification to allow for storage trailers and wondered if Wal*Mart ever puts additions on their stores for warehouse space since warehouse space seems to be limited for the Lawn & Garden stock and Back to School stock. Mr. Fichera stated that he did not think this was common practice but that he would be meeting with the regional vice president tomorrow and would bring this up to him. CEO Maxwell stated that Wal*Mart might be at their maximum in regards to lot coverage so may not be able to put an addition on unless they were granted an area variance or the additional lot located adjacent to Volunteer Road was added onto the Wal*Mart store tax parcel.

CEO Maxwell stated that Mr. Fichera is in a tough spot because he has no say in how much inventory he will receive. Mr. Fichera stated that this was correct and he has actually dropped a lot of the inventory he is allowed to order in order to keep his associates safe. The Board noted that having their associates go outside to trailers may also be a safety risk. Mr. Fichera stated that he is aware of this, but that he does not allow his associates to go out to the trailers at night and most of the inventory from the trailers are brought into the store in the early morning hours before most of their customers arrive. Mr. Fichera noted that Wal*Mart is coming out with some new innovations to help customers, such as scan and go which is an app customers can use to scan their own items and bag them to make check-out quicker, but people do not understand the app so it will not be released in this area at this time. Wal*Mart has also started installing lockers for their site to store pick ups. Customers order online and are given a locker number and combination for when they pick up their items so they do not need to checkout with an associate. Mr. Fichera stated that they have plans to hold monthly meetings to get their customers familiar with any new innovations this store decides to implement.

The Board asked where the trailers would be placed. Mr. Fichera stated that they will be placed approximately 20 feet away from the water tank as per regulations and as in previous years. CEO Maxwell stated that when the trailers are placed, he will check them to make sure they meet fire code. The Board asked where the remodel debris will be placed. Mr. Fichera stated that he has never gone through a remodel before, but he believes everything will go back to the warehouse on a claims truck that comes every Tuesday. Mr. Fichera also stated that if a dumpster will be required, they will place it in the empty general merchandise dumpster enclosure.

With no further discussion, M. Griffo moved to grant temporary site plan modification to the Wal*Mart Supercenter to place four twenty-foot temporary storage roll-off trailers on their west property line towards the water tower to be removed by September 23rd with the understanding that the original SEQR on file is not being altered. S. Richardson seconded the motion. Chair Woods asked if there was any further discussion. S. Richardson stated that she believes that this is the 3rd or 4th time Wal*Mart has appeared before the Board for temporary site plan modification to allow for storage trailers noting that temporary means temporary but it is a reoccurring request. Mr. Fichera stated that he is not sure how he will be able to get around requesting the trailers because he does not have the space to store the items in the in store warehouse. With no further discussion the motion passed with ayes from all.

CEO Maxwell stated that Mr. Fichera is good about communicating with the Code Enforcement Office about things happening at the store. S. Richardson and Secretary Mack mentioned that some of the parking lot lights are not properly working and haven't been for a little bit. Mr. Fichera was aware that some were out but thought they had been fixed, but will have them looked at again.

6. McDonald's Rebuild – Site Plan Review - 4162 Lakeville Road:

Randy Bebout, McDonald's – Geneseo Project Manager - Site Group Manager, **TYLIN INTERNATIONAL** representing McDonald's USA, LLC and McDonald's Geneseo appeared before the Board. Mr. Bebout stated that the entire site has been shifted towards the west as discussed at the February 27th Planning Board meeting, allowing for the McDonald's driveway and Ferrero driveway on Reservoir Road to be offset from another. The shifting of the entire site makes the east side greener and the west side tighter to the property line as shown. All of MRB Group Engineer K. Rappazzo's comments have been addressed.

Mr. Bebout however inquired about an island on the west side of the parking lot as shown on the site plan towards the front of the property. He is wondering if that island could be moved to the south a couple of parking spots if drainage allowed. The Planning Board did not have an issue with this as long as it did not interfere with drainage or the root base of any trees in the area.

Mr. Bebout stated that as M. Griffo had requested at the last meeting, a prospective of what the building is going to look like from the road has been put together but is actually a side view of the building from the Wendy's parking lot, with a mark up of the building placed on an actual photograph. The Board appreciated that T.Y. Lin was able to put this prospective together and liked the way the building looked.

Mr. Bebout distributed a packet with the proposed signage as per approvals given by the Zoning Board of Appeals. The Board asked if a directional sign had been added to the site directing customers wanting to turn left onto to Route 20A to use the Reservoir Road entrance/exit which leads to a signal light. Mr. Bebout stated that it had been added to the site plan, but was open to suggestions for wording on the sign. Mr. Bebout also stated that the sign would be of regulation size approximately 12" X 18" and 8' high with a white background and black lettering. The Board asked where the sign would be placed on the parcel. Mr. Bebout stated that two signs were proposed, one at the front of the property and one at the rear. The Board suggested a couple different things that the signs should say, but all agreed that the signs should be less intrusive as possible. Mr. Bebout stated that they might just use a standard route marker sign. The Board did not have a concern with this.

Looking at the prospective of the building on the actual photograph, the Board asked if the lighting plan had changed as there were no longer goose neck lighting over the canopy on the west side of the building. Mr. Bebout stated that there is recessed lighting under the canopy therefore, the goose neck lighting was not needed in this area. The Board asked if an awning was placed over the two service doors. Mr. Bebout stated that it had not. The Board asked if a lighting photometric plan had been submitted and if all lighting was dark sky compliant. MRB Group Engineer Rappazzo stated that a plan had been submitted and all lighting was dark sky compliant. M. Griffo asked if there was any spillage of light onto adjacent properties because in the past the lighting has been dark sky compliant, but has made it onto adjacent properties or properties across the street. Mr. Bebout stated that there is some light at the property line level but external shields could be added to shield the light from the neighbors. The Planning Board stated that they would like these shields added to the lights especially where light spillage on the property line crosses over to the residential district.

D. Farthing asked about the new light pole adjacent to the Wendy's trash enclosure in relationship to the existing tree and island if the island is going to be relocated to that area. Mr. Bebout stated that the new light pole is located in approximately the same location as the existing light pole is. D. Farthing wondered if the relocation of the island would change where the light pole is to be placed. Mr. Bebout stated that he was not completely sure. D. Farthing stated that her main concern is that the base of the light pole and underground wiring does not interfere with the tree roots.

M. Griffo asked for clarification on the landscaping plan in regards to what trees would remain on the parcel. M. Griffo asked if the evergreens would be removed. Mr. Bebout stated that all evergreens would be removed from the property. M. Griffo asked if there would be new landscaping planted around the new dumpster enclosure and how big they would be at placement. Mr. Bebout stated that the landscaping around the dumpster enclosure would be approximately 4' in height and the dumpster enclosure walls are proposed at 8' in height. Mr. Bebout also stated that the dumpster enclosure would be made of the same material as the building.

M. Griffo wondered if McDonald's would agree to keeping all the old growth trees and just removing the evergreens as some of the existing trees are not represented on the new landscaping plan. Mr. Bebout stated that they would agree to this unless the existing trees interfered with the site plan as presented.

Chair Woods asked if the Board had any other questions. Hearing none, Chair Woods asked if the Ferreros had any further comments. Joseph J. Ferrero stated that their most preferred location of the Reservoir Road entrance is to leave it where it currently is. If it must be moved, their next choice would be to move it to where they had first suggested it, with the centerline of the proposed driveway shifted 10 feet east of the present driveway. Everything else that has been proposed is not satisfactory to them because of the increased threat to their health, safety and welfare.

With no further discussion, the State Environmental Quality Review (SEQR) Short Environmental Assessment Form was reviewed for this project. D. Farthing 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. S. Richardson seconded the motion and the motion passed with ayes from all.

S. Richardson offered the following resolution which was seconded by D. Farthing:

WHEREAS, T.Y. Lin International has submitted an application on behalf of McDonald's USA, LLC and Joe Ferrino, Franchise owner ("McDonald's Geneseo") and preliminary and final site plan (the "Site Plan") to this Board evidencing its proposed development; and

WHEREAS, McDonald's Geneseo as part of its application has submitted an Environmental Assessment Form which identified the proposed action as an Unlisted Action pursuant to the regulations governing the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on December 19, 2012, the Planning Board held a public hearing, which was duly advertised, for the purpose of soliciting public comment on the potential environmental impacts of the proposed actions; and

WHEREAS, after soliciting information from all involved agencies and the public, the Planning Board on March 27, 2013 issued a Negative Declaration, finding that the action as proposed would not have a significant adverse impact on the environment pursuant to the requirements of SEQRA; and

NOW THEREFORE, BE IT RESOLVED that the McDonald’s Geneseo application for Site Plan approval as shown on the drawings listed is hereby GRANTED subject to the following conditions which are to be complied with and satisfied prior to issuance of local permits for building or site development:

1. That McDonald’s Geneseo obtains all necessary approval from other involved state and federal agencies and file all required notices, if any.
2. That one directional sign (maximum size of 12” X 18”) be placed at the Route 20A/Lakeville Road exit directing westbound vehicles wanting to turn left onto Route 20A to use the exit at Reservoir Road.
3. That one directional sign (maximum size of 12” X 18”) be placed at the Reservoir Road exit directing westbound vehicles to the signal at Reservoir Road and Route 20A/Lakeville Road.
4. That the parking lot island on the west side of the property be shifted southward to protect the 12” ginko tree.
5. That a light shield be placed on the light fixture at the Reservoir Road entrance to shield the residential properties on the south side of Reservoir Road.
6. That the existing 15” tree northeast of the dumpster enclosure be retained.
7. That all technical issues and comments identified in written comments of the Village Engineer dated: November 20, 2012, February 22, 2013, and March 25, 2013 and remaining unresolved be resolved to Village Engineer’s satisfaction and that Village Engineer’s approval be indicated by their signature on the final site plans.
8. That the approvals given by the Zoning Board of Appeals on January 8, 2013 are noted as such on the final site plan.
9. That the Board approves the architecture of the signs as presented in a sign package received by the Planning Board on March 27, 2013.
10. The project is to be developed in conformance with the following drawings submitted to and reviewed by the Village Planning Board:

<u>Drawing Name</u>	<u>Drawing No.</u>	<u>Date Received by Planning Board</u>
Title Sheet	T-1	03/19/2013
ALTA/ACSM Land Title Survey	TS-1	03/19/2013
Demolition Plan	C-0	03/19/2013
Site Plan	C-1	03/19/2013
Grading and Erosion Control Plan	C-2	03/19/2013
Utility Plan	C-3	03/19/2013
Landscape Plan	C-4	03/19/2013
Site Lighting Plan	C-5	03/19/2013
Sign Plan	C-6	03/19/2013
Construction Details – 1	CD-1	03/19/2013
Construction Details – 2	CD-2	03/19/2013
Construction Details – 3	CD-3	03/19/2013

Construction Details – 4	CD-4	03/19/2013
Construction Details – 5	CD-5	03/19/2013
Construction Details – 6	CD-6	03/19/2013
Proposed Building Rendering Mockup (not on photo of site)		03/27/2013
Proposed Building Rendering Mockup (on photo of site)		03/27/2013

The vote was as follows: David O. Woods, Chair – Aye, Matthew W. Griffo, Member – Aye, Susan B. Richardson, Member – Aye, and Dori Farthing, Member – Aye.

CEO Maxwell stated that before he issues a Certificate of Occupancy he will request that MRB Group Engineer Rappazzo walk the site to compare it to the final signed site plan. MRB Group Engineer Rappazzo stated that he did not have a problem with this. M. Griffo asked if the trees that are to be removed could they be marked prior to them being removed. Mr. Bebout stated that he would be happy to. Betsy Ferrero asked at what time in the morning construction would begin. Mr. Bebout stated that they do not typically start construction before 7am. CEO Maxwell stated that per Section 77-2 of the Village Code no construction can take place prior to 7am. S. Richardson noted that approximately 25 people will be unemployed during the construction period. Mrs. Ferrero asked if any of the interior things would be donated. Mr. Bebout stated that he had no idea. M. Griffo asked if the inside would have a theme to it. Mr. Bebout was not sure, but that they will be making the interior atmosphere more inviting to keep people in there longer. With no further discussion, Mr. Bebout thanked the Board and left the meeting.

7. Alley Cat Purrfect Price – 6 Center Street – Additional Signage:

As discussed at the February Planning Board meeting, Alley Cat Purrfect price located at 6 Center Street added an additional sign to their business. Since their current sign is a perpendicular one, they are allowed one more additional sign as long as it does not exceed the linear square footage of the front of the business. CEO O’Keefe reviewed the application and approved it for size as presented 24” X 84” X 1.5” with a white background, purple lettering and brown border. The Board did note that this sign was installed prior to getting approval from the Planning Board and a work without permit fee will be added to the permit when issued along with the cost of the permit. With no further discussion, M. Griffo moved to approve the sign as presented. D. Farthing seconded the motion and the motion passed with ayes from all.

8. Livingston County Planning Board Update:

Stewart Leffler introduced himself as the new Livingston County Planning Board representative for the Village of Geneseo. Mr. Leffler stated that he is an architect by training, but not licensed. He and his wife came to Geneseo approximately nine years ago and is currently the project manager for the University of Rochester Campus Planning department. Mr. Leffler stated that at the last County Planning Board meeting, there were no Village of Geneseo items discussed. However, Coast Professionals located on Volunteer Road in the Town of Geneseo was on the agenda for site plan review for an addition to their existing office building. Other agenda items included projects in the Towns of Livonia, Nunda, Springwater and Mount Morris. The Board welcomed Mr. Leffler.

9. Meeting Closed:

With no further discussion, M. Griffo moved to close the meeting at 5:57pm. S. Richardson seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary