

**Members Present:**

David Woods, Chair  
Dori Farthing  
Claren Kruppner  
Susan Richardson

**Other Village Representatives Present:**

Code Enforcement Officer Ron Maxwell  
Kurt Rappazzo, MRB Group Engineer  
Livingston County Planning Board Representative  
Stewart Leffler

**Applicant/Others Present:**

Bob Freiburger, Temple Hill Cemetery  
Bob Kelsey, Temple Hill Cemetery  
A'Tasha Dauber, Mangiare Café, 116 Main Street  
Louise Wadsworth, Downtown Coordinator, Livingston County Development Group

**Public Present:**

Matt Herman, SUNY Geneseo Student  
Nick Horrigan, SUNY Geneseo Student  
James Kemper, SUNY Geneseo Student

**1. Meeting Opened:**

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

**2. Review of Minutes:**

The March 27, 2013 meeting minutes were reviewed. D. Farthing moved to approve the minutes as presented. S. Richardson seconded the motion and the motion passed with ayes from D. Woods, D. Farthing and S. Richardson. C. Kruppner abstained as he was not present at that meeting.

**3. Code Enforcement Office Report:**

**March 2013**

Building Permits	6
Sign Permits	1
Rental Housing	6
Fire Inspections	0
Avoidable False Alarm Violations	2
Violations	0
Temporary Structure/Tent	0

CEO Maxwell stated that work has started on the second story addition to 116 Main Street. CEO Maxwell explained that when they tore the roof off, they found that the roof for Pizza Paul's and 116 Main Street were all one roof, therefore that has set them back a bit.

CEO Maxwell stated that his office has received plans for another house on Heritage Drive and his office is also in the process of finishing up the plans for the McDonald's building. The Board asked if the site plan had been signed. MRB Group Engineer Rappazzo reported that TY Lin is in the process of getting NYS DOT to sign off first, but if need be, MRB and the Village can sign prior to that so that they may start construction. CEO Maxwell stated that he may issue them a demolition permit so that they can start demo of the building. The Board and Engineer Rappazzo did not see a problem with this. It was however noted that there are outstanding engineering fees and attorney fees due to

the Village. CEO Maxwell and Engineer Rappazzo agreed that the site plan would not be signed until these outstanding fees are paid in full.

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

D. Woods reported that at the April 8, 2013 Town Planning Board meeting, final approval was given to Coast Professionals for an addition.

**5. Temple Hill Cemetery – Sign:**

Bob Freiburger, a Temple Hill Cemetery Board Member appeared before the Board with Temple Hill Cemetery Board President Bob Kelsey. Mr. Freiburger explained that there is no visible sign for the cemetery; therefore they would like to erect one across from the bus garage on Route 20A facing south. Mr. Freiburger stated that many people do not know that the cemetery is privately owned but a public cemetery. Mr. Freiburger stated that they do not have an up to date topographical map, the one they are currently using is from 1874. The sign will be placed away from any graves and back from the interior road out of the right of way.

The sign will be a carved sign 2' high, 6' wide and 2" thick placed on black metal poles. CEO Maxwell stated that CEO Dean O'Keefe has approved the sign permit application and that since there is no stipulation within the Code for cemetery signs, they have used the section of Code regarding signs for churches. The Board did not have a problem with this. The Board asked if the sign would be lit. Mr. Freiburger stated that the sign would not be lit. Mr. Freiburger also stated that they hope to have the sign in place by Memorial Day.

With no further discussion, C. Kruppner moved to approve the Temple Hill Cemetery sign as presented. S. Richardson seconded the motion and the motion passed with ayes from all.

**6. Livingston County Planning Board Update – Stew Leffler:**

Stew Leffler stated that no Village business came before the County Planning Board at their meeting on April 11<sup>th</sup>. However, an area variance for a deck on West Lake Road within the Town of Geneseo was discussed, along with items from the Village of Mount Morris, Town of Nunda and Town of Avon.

**7. Mangiare Café – 116 Main Street – Special Use Permit request – A'Tasha Dauber:**

A'Tasha Dauber appeared before the Board for a special use permit for a small Italian café at 116 Main Street. The previous use was office space. Their menu items will include pasta, soup, salad and breads. Ms. Dauber stated that she anticipates that most of the business will be take out. She stated that she has completed food workers training at the Health Department and the Health Department has completed an inspection. She also stated that CEO O'Keefe had completed a fire inspection. The café has been approved to seat 18.

The Board asked when Ms. Dauber plans to open the café. Ms. Dauber stated that she hopes to open in June. The Board asked if there are plans to have outside seating. Ms. Dauber stated that she has not thought that far in advance. CEO Maxwell stated that all that is required for a sidewalk permit which can be obtained from the Village Clerk's office.

It was noted that when the Board has reviewed special use permits in the past especially restaurants in the Main Street area, some community members have been concerned about litter. It was also noted that special use permits have been granted in the past for a one year period. Ms. Dauber stated that she only plans to be open from 10am-6pm Monday through Saturday. The Board asked if Ms. Dauber plans to obtain a liquor license. She stated that she does not. The Board felt as though this request was relatively straight forward and stated that this space has been used as a café in the past.

With no further discussion, S. Richardson moved to waive the public hearing requirement per Village Code requirement. D. Farthing seconded the motion and the motion passed with ayes from all.

At this time, the New York State Environmental Quality Review (SEQRA) Short Environmental Assessment Form was reviewed. With no further discussion, C. Kruppner moved based on the information and analysis and supporting documentation, the proposed action will not result in any significant environmental impacts. S. Richardson seconded the motion and the motion passed with ayes from all.

With no further discussion, D. Farthing moved to approve a special use permit for a small café - Mangiare - to be located at 116 Main Street for a term expiring June 1, 2014. C. Kruppner seconded the motion and the motion passed with ayes from all. Ms. Dauber asked when she was allowed to open. The Board explained that the café could open anytime.

Ms. Dauber thanked the Board and left the meeting.

It was noted that signage was not discussed. CEO Maxwell stated that they have already put a sign on the inside of their front window and Secretary A. Mack stated that when Ms. Dauber picked up the special use permit application, she stated that she would not be applying for a sign at the time.

### **8. Livingston County Sign and Façade Improvement Grant – Louise Wadsworth:**

Louise Wadsworth, Downtown Coordinator, Livingston County Development Group appeared before the Board to update them on the sign and façade improvement grants awarded to property owners and/or business owners in the Village of Geneseo. Mrs. Wadsworth stated that four awards were granted in the Village totaling \$15,660.

Mark Scoville has been awarded a \$5,000 grant for the property located at 97 Main Street. The building is currently vacant, but Mr. Scoville believes he may have a tenant for the space. The building is going through a complete renovation now and this grant money will be used towards remodeling the façade of the building.

114 Main Street LLC – Rocco Dragani has been awarded a \$5,000 grant for the property located at 114 Main Street. University Hots and the Stage Coach Florist are the current tenants. Mr. Dragani is adding a second story addition to the building. The grant money will be used towards rehabilitating the storefronts including lighting.

118 Main Street LLC – Rocco Dragani has been awarded a \$5,000 grant for the property located at 118 Main Street. B&D Art and Framing is the current tenant. Kerry's Cut Above was also located in this building, but has since vacated the property; therefore there is an empty storefront. The grant money will be used towards façade doors and windows.

Peter Skivington, Skivington Law Office has been awarded a \$660 grant for the property located at 31 Main Street. The grant money will be used for new signage and a gate between this property and the property located to the north.

The Board asked about what their role would be. Mrs. Wadsworth stated that as part of the commitment letter a stipulation has been added stating that the applicant is in charge of getting all necessary permits.

### **9. Meeting Closed:**

With no further discussion, S. Richardson moved to close the meeting at 5:24pm. D. Farthing seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary