

Village of Geneseo
Planning Board

June 26, 2013
Regular Meeting

Members Present:

David Woods, Chair
Dori Farthing
Matt Griffo
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:

John Lanpher, OakWood Financial Services, 26 East South Street
Will & Louise Wadsworth, Wadsworth Homestead

1. Meeting Opened:

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

2. Review of Minutes:

The May 22, 2013 meeting minutes were reviewed. S. Richardson moved to approve the minutes as presented. M. Griffo seconded the motion and the motion passed with ayes from D. Woods, M. Griffo, D. Farthing, C. Kruppner and S. Richardson.

3. Code Enforcement Office Report:

May 2013

Building Permits	10
Sign Permits	0
Rental Housing	3
Fire Inspections	1
Avoidable False Alarm Violations	1
Violations	0
Temporary Structure/Tent	2

Code Enforcement Officer Ron Maxwell reported that his office has received three permit applications for three new houses one on Second Street, one on Heritage Drive and one on Cavalry Road. He stated that his office has also received a new house permit application for a new house on Reservoir Road in the Town.

Regarding The Hammocks @ Geneseo, CEO Maxwell stated that a pre-construction meeting was planned for tomorrow (Thursday, June 27, 2013 @ 2pm). CEO Maxwell continued by stating that his office has not issued them any permits because they have not gotten approvals from the Livingston County Health Department for the RPZ, the site plan had just been signed and filed, and they originally had stated that they would not be installing sprinkler systems, but now they are saying they will be, so new water flow tests have to be completed for that.

CEO Maxwell reported that the trees that are to be kept during the McDonald's rebuild have been marked as such and that they plan to close shortly after the July 4th holiday. All permits for the rebuild have been issued.

The Board asked CEO Maxwell about the Gray Subdivision on Stonehouse Drive off of West Lake Road. CEO Maxwell stated that the subdivision had been recorded at the County today.

4. Town of Geneseo Planning Board Update – David Woods:

David Woods reported that the Town Planning Board meetings scheduled for June 10th and June 24th had been cancelled due to lack of any business. However, he would like to report that the Town Zoning Code update/revision project has begun and a public informational meeting has been scheduled for Tuesday, July 9th at 7pm at the County Government Center. Regarding the Town's Farmland Protection Plan/grant, Steinmetz Planning Group who will be doing the Zoning Code update/revision has agreed to also do the Farmland Protection Plan which will be incorporated into the Zoning Code.

5. OakWood Financial Services – Jon Lanpher – 26 East South Street:

Jon Lanpher appeared before the Board on behalf of Oakwood Financial Services. Mr. Lanpher stated that he has been operating out of this building for a total of four years, but has been in the business for thirty. OakWood Financial has taken over the business and proposes to install a new double sided sign. The sign consists of three colors with ivory lettering.

The Board asked if the sign would be lit. Mr. Lanpher stated that there are currently non-operational lights installed in the ground that that they would like to fix. M. Griffo recommended to the Board and Mr. Lanpher that the lights would be very bright if there was no shrubbery under and around the sign. It was noted that there is shrubbery already planted beneath the sign.

The sign meets all Zoning requirements and Code Enforcement Officer Dean O'Keefe had signed the permit. With no further discussion, D. Farthing moved to approve the sign as presented. C. Kruppner seconded the motion and the motion passed with ayes from all.

6. CAS Properties - Big Tree Inn – 46 Main Street:

CAS Properties on behalf of the Big Tree Inn was originally scheduled to appear before the Board to discuss their plans for the repair of the front steps and an addition of a walkway between the front entryway and existing front porch based upon the Main Street Grant they received. However, they decided not to appear before the Board this afternoon based on the hearing back from SHPO – The New York State Historic Preservation Office on the proposal. SHPO needed to approve the proposal because it was a Main Street Grant. SHPO notified them that their office has a lot of reservations about the project including replacing the front staircase, the addition of the walkway. SHPO has requested engineered plans, which should include a view from above. At this time, it is the Big Tree Inn's decision whether to move forward with the project or not.

7. Wadsworth Homestead – Sign(s):

Will and Louise Wadsworth appeared before the Board for a free standing sign and for two wall signs. On June 19, 2013 the application went before the Village Zoning Board of Appeals for a 100% variance for all three signs that were proposed. On June 21, 2013 the Planning Board received the following letter from the Zoning Board of Appeals:

"The Zoning Board of Appeals of the Village of Geneseo has granted the Homestead permission to erect a 5' x 3.5' two sided free standing sign, totaling 35 sq. ft., not to exceed 6' in height and to be erected behind the state right of way for Route 20A (South Street); and to attach two signs, 2' x 4.5', totaling 18 sq. ft., to a stone wall. The above signs are to be placed in accordance with the drawings and locations presented to the Zoning Board of Appeals at the June 18, 2013 public hearing. The Zoning Board of Appeals recommends the Planning Board consider approving the sign colors as presented to the Zoning Board."

At this time, Mr. Wadsworth presented the Board with color swatches for the signs. The Board asked where the free standing sign would be placed. Mr. Wadsworth stated that per the Zoning Board of Appeals approval, the sign would be placed between the state right of way and the wall on the west side of the main entrance to the Homestead. However, the right of way is very wide in that area.

Mr. Wadsworth explained that he has spoken with representatives of the New York State Department of Transportation regarding placing the sign within the right of way but does not think it will be feasible.

The Board asked if the east entrance had a street number. Mr. Wadsworth stated that the Homestead street addresses are even numbered and range between 4 and 12 South Street. The main house or homestead is 4 South Street. Mr. Wadsworth explained that most events at the Homestead take place on Saturday afternoons and evenings with the western entrance at Main Street and Route 20A being the main entrance. Mr. Wadsworth explained that "GOOGLE" has the Homestead entrance as Country Lane which is approximately one half mile to the east of the main entrance off of East South Street.

The Board asked about the posts for the free standing sign. Mr. Wadsworth stated that he believes they will be 4 X 4's and ivory in color. The Board asked if the posts would be grooved as they appear to be in the rendering. Mr. Wadsworth stated that they would be fluted posts with gold leafed decorative spheres on the top. The Board wondered if the light colored posts would show the road spray in the winter months. Mr. Wadsworth stated that he did not believe that would be an issue as the sign will be placed far enough back from the road. The Board asked if the free standing sign would be lighted. Mr. Wadsworth stated that it would not be, but that there are street lights in the area that would light it up. The Board asked if the "W" on the sign is gold leaf. Mr. Wadsworth said that it would be. The Board asked if the "W" as presented was the logo for the business. Mr. Wadsworth stated that it is and that it would be placed on all of their marketing materials.

The Board asked if the "W" on the wall signs extends above the actual sign and if they did would there be anything behind them to support them. Mr. Wadsworth stated that he believes that they are part of the sign, not a glued on element of the sign and should not extend above the actual sign too much.

At this time, the State Environmental Quality Review (SEQR) short form was reviewed. With no further discussion, M. Griffio moved that the Board has determined, based on the information provided, SEQR analysis and supporting documentation 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.

With no further discussion, S. Richardson moved to approve the aesthetics of all three signs as presented. C. Kruppner seconded the motion and the motion passed with ayes from all.

8. Livingston County Planning Board Update – Stew Leffler:

Stew Leffler stated that no Village business came before the County Planning Board at their meeting on June 13th. Agenda items included applications from the Town of Springwater and Town of Lima municipalities to extend the moratorium on all natural gas and/or petroleum extraction. An application from the Village of Caledonia to rezone McKay Park from Light Industrial to Land Conservation was also on the agenda.

Mr. Leffler did state that the County Planning Department had received a zoning referral from the Village of Geneseo Zoning Board of Appeals on the variance application for the Wadsworth signs, but determined that the request had no significant Countywide or inter-municipal impact in regard to existing County plans, programs and activities. Therefore, approval or disapproval of the application was a matter of local option. However, the Planning Department staff forwarded the following comment to the Zoning Board: "It is unclear whether the proposed signs are located in the State Highway right-of-way and that every effort should be made to ensure that the safety of the public using Route 20A is maintained and not impacted by the location of the proposed signage." The letter also noted that the determination of "No Significant Countywide impact" should not be interpreted as either approval or disapproval by the County Planning Department.

Mr. Leffler updated the Board on the County Planning Board's proposal to update the agreements between Village's and Town's regarding what applications need to be referred to the County Planning Board. The Planning Department is requesting recommendations from the Village's and Town's they currently have agreements with for additions or subtractions to those agreements. Chair Woods noted that certain actions must be submitted to the County Planning Board for review under Section 239 of the General Municipal Law.

9. Meeting Closed:

With no further discussion, D. Farthing moved to close the meeting at 5:30pm. M. Griffo seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary