

**Members Present:**

David Woods, Chair  
Susan Richardson, Member  
Dori Farthing, Member  
Jim Kernan, Member  
Claren Kruppner, Alternate

**Other Village Representatives Present:**

Code Enforcement Officer Ron Maxwell  
Livingston County Planning Board Representative,  
Stewart Leffler

**Applicant(s) Present:**

Rocco Dragani, 86 Court Street, The Statesmen  
David Matthews, In.Site:Architecture, Representing Mark Scoville, 93 Main Street  
Stacy Welch, In.Site:Architecture  
Rick Vattimo, Village Café & Catering, 70 Main Street

**Public Present:**

Matt Leader, Livingston County News  
Alexis Mynio, SUNY Geneseo Planning Class  
Meghan Lemme, SUNY Geneseo Planning Class

**1. Meeting Opened:**

Chair Woods opened the meeting at 4:30pm. Chair Woods noted that in the absence of Member Griffo, Alternate Member Kruppner would serve as an acting member until such time Member Griffo arrives.

**2. Meeting Minutes:**

The October 22, 2014 Meeting Minutes were reviewed. J. Kernan moved to approve the minutes as amended. D. Farthing seconded the motion and the motion passed with ayes from D. Woods, S. Richardson, D. Farthing, J. Kernan and C. Kruppner.

**3. The Statesmen – 86 Court Street:**

Rocco Dragani appeared before the Board for a deck to the west side of the Statesmen at 86 Court Street. Chair Woods stated that the project was referred to the Livingston County Planning Board because the property is located within 500' of SUNY Geneseo or a State owned property. In a letter dated November 3, 2014 from Heather Ferrero, Livingston County Deputy Planning Director, she states that the Livingston County Planning Department has reviewed the referral and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs and activities. Therefore, approval or disapproval of this referral is a matter of local option. It was noted that a determination of "No Significant Countywide Impact" should not be interpreted as either approval or disapproval by the County Planning Board.

It was noted that the Board had waived the public hearing requirement for this project and that under the State Environmental Quality Review Act the deck would be considered a Type II action which is not subject to review. With no further discussion, S. Richardson moved to approve site plan modification for the deck at 86 Court Street. J. Kernan seconded the motion and the motion passed with ayes from all. Mr. Dragani thanked the Board and left the meeting.

**4. 93 Main Street Façade Renovations:**

David Matthews, In.Site:Architecture, representing Mark Scoville appeared before the Board for façade renovations at 93 Main Street. Mr. Matthews stated that Mr. Scoville would like to make

façade renovations to the first floor only of 93 Main Street, to try to bring the buildings appearance to what it might have once looked like. Instead of the large plate glass window, Mr. Scoville wishes to break the front up by adding molding, three separate windows, decrease the size of the sign board by more than half and then add three separate windows above the sign board. Mr. Matthews stated that the potential tenant might want different colors, but the colors will be taken from the façade guidelines as adopted by the Village. The entrance door will also be updated to be in conformance with the façade guidelines.

The Board asked if Mr. Matthews was aware of whom the new tenant was considering the article in the Lamron from the week of November 10<sup>th</sup>. Mr. Matthews stated that he was not aware that any contracts had been signed yet, but agreed with the Board that it may be a bakery. CEO Maxwell stated that his office has issued the building owner a permit for the inside shell only which does not include façade work or interior work for a possible tenant. The Board asked if a Special Use Permit would be required if the tenant was a bakery. CEO Maxwell stated that it would be. Mr. Matthews stated that the way he understands it, the tenant would be responsible for obtaining any further permits such as a special use permit, interior work permit and sign permit.

The Board asked if Mr. Scoville was applying for a façade grant. Mr. Matthews stated that Mr. Scoville is, but plans on moving forward with what has been proposed even if he does not get the grant. The Board asked if any lighting was proposed for the façade. Mr. Matthews stated that he believed if lighting were to be requested it would be applied for as part of the sign permit application. The Board asked if there were any plans to make the storefront handicap accessible. Mr. Matthews stated that he did look into it, but the way the foundation of the building is, there is no way to make it accessible.

With no further discussion, S. Richardson moved to approve façade renovations for 93 Main Street as presented. C. Kruppner seconded the motion and the motion passed with ayes from all.

#### **5. Wal\*Mart Supercenter – Storage Trailers – 4235 Veteran Drive:**

Chair Woods stated that Sam Fichera, Wal\*Mart Supercenter Store Manager contacted Secretary Mack this morning to state that the market manager he had planned on bringing with him to the meeting was unable to attend because of the snow storm in Buffalo. Chair Woods continued by stating that he advised Secretary Mack to let Mr. Fichera know that they would be placed on the December agenda.

#### **6. Village Café & Catering – Sign Permit Application – Rick Vattimo – 70 Main Street:**

Rick Vattimo appeared before the Board for a single sided aluminum sign 15” high by 117” long. The existing sign will be used by placing an aluminum sign panel on it. The outer boarder is black with 23K gold leaf, white background and olive colored lettering. Mr. Vattimo explained that he had originally discussed with Code Enforcement Officer Dean O’Keefe using the same sign, but once he decided to use the olive colored lettering, the sign maker agreed that the original sign would not work as far as coloring and the coffee leaf logo.

The Board asked about the café in general. Mr. Vattimo stated that he has purchased the business and has plans to streamline the menu, including healthier menu choices, a grab and go station, a separate coffee line and sprucing up of the back dining room. He stated that he is also in the process of getting quotes for a new hood system and that he will be doing all the catering for the Rivera Theater.

With no further discussion, D. Farthing moved to approve the sign permit application as presented. J. Kernan seconded the motion and the motion passed with ayes from all.

#### **7. New Business:**

The 2015 meeting schedule and submittal dates were reviewed noting that the meetings are regularly scheduled for the 4<sup>th</sup> Wednesday of the month, except for June, November and December

the meetings have been moved to the 3<sup>rd</sup> Wednesday of the month. It was noted that meeting dates and times are subject to change. With no further discussion, C. Kruppner moved to approve the schedule as presented. S. Richardson seconded the motion and the motion passed with ayes from all.

**8. Goddard Development/Mavis Discount Tire – Lakeville Road – Site Plan:**

The Board reviewed the colored rendering of the building as received in the Village Clerk’s office on November 5<sup>th</sup> and as reviewed by the Planning Board on September 24<sup>th</sup> along with color swatches and material that had been received by the Code Enforcement Office.

The Board observed the following:

Front/South elevation is labeled as the West elevation.

Fiber Cement Board should also be used on all 3 dormers (2 small and 1 large).

Color P-7: Hardie Plank Navajo Beige

West elevation is labeled as the North elevation.

East elevation is labeled as the South elevation.

North elevation is labeled as the East elevation.

West, East and North (or back) elevations:

White band will be a plastic maintenance free material.

Color P-8 Super White.

No White band shown on these elevations.

Split Faced Block Color P-6 Old Canal will be used up to the white band.

Colors Presented to Board:

P-6 Old Canal

P-7 Hardie Plank Navajo Beige

P-8 Super White Plastic Band

M-3 Navajo White

With no further discussion, S. Richardson moved to send the colored rendering back to Goddard Development with the changes as listed above to match what was discussed at the September 24<sup>th</sup> meeting. Noting that a letter will need to be submitted requesting another extension of the site plan, with the understanding that all fees due to the Village are paid prior to this and that there will be other fees due to the Village in the future. C. Kruppner seconded the motion and the motion passed with ayes from all.

**9. Code Enforcement Office Report:**

**October 2014**

Building Permits                    03

Sign Permits                         03

CEO Maxwell reported that the In Between/Tom Basher at 88 Main Street received an area variance from the Zoning Board of Appeals on November 5<sup>th</sup> to turn the bar into an apartment building. CEO Maxwell also reported that he attended the County Planning Board sponsored workshop on stormwater management and site plans. CEO Maxwell also reported that he has received an “as built” site plan from the Church of Latter Day Saints.

**10. Town of Geneseo Planning Board Update – David Woods:**

David Woods reported that the Town Planning Board met on November 10<sup>th</sup> with the following agenda items:

Coast Professionals – 4273 Volunteer Road

Two Lot Subdivision – approved

Site Plan Modification Phase 4 – approved

D. Woods noted that the addition planned is bigger than what is currently there.

McDermott Two Lot Subdivision – North Road

D. Woods noted that the subdivision involves one parcel of land that is split by the road and the desire is to make the parcel two separate ones, one on each side of the road. However, the applicant was requesting the Board to waive the requirement for a survey plat but the Board denied this request. No other action was taken.

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

Mr. Leffler reported that the November County Planning Board meeting had been cancelled.

**12. Meeting Closed:**

With no further discussion, D. Farthing moved to close the meeting at 5:36pm. J. Kernan seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary