

Members Present:

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

Other Village Representatives Present:

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

Applicant(s) Present:

Corrin Strong, Genesee Graphics, 61 Main Street, Sign
David Matthews, Design One Architecture, Mama Mia's, 87 Main Street, Façade Renovations
Joe O'Donnell, O'Donnell & Associates Inc, Three Unit Apartment Building, 3 South Street
Teri Thielges, Three Unit Apartment Building, 3 South Street
Jason Thielges, Three Unit Apartment Building, 3 South Street

Public Present:

David Ehrenreid, Urban Planning Student
Miles Druce, Urban Planning Student
True Capalbo, Urban Planning Student
Greg Kalvin, Urban Planning Student

1. Meeting Opened:

Chair Woods opened the meeting at 4:30pm.

2. Meeting Minutes:

The March 25, 2015 regular meeting minutes were reviewed. S. Richardson moved to approve the minutes as presented. D. Farthing seconded the motion and the motion passed with ayes D. Woods, S. Richardson, D. Farthing and J. Kernan. C. Kruppner abstained as he was not present at the March 25th meeting.

3. Genesee Graphics – Corrin Strong – Sign – 61 Main Street:

Corrin Strong appeared before the Board for a temporary sign permit for Genesee Graphics at 61 Main Street. He had originally thought he would only be in the storefront until the middle of March, but things have changed and he is now in there through at least June 1st. The Board had previously given Mr. Strong a temporary sign permit that expired on March 31st. Mr. Strong stated that if for some reason he is able to obtain the space for longer he will want a different permanent sign. With no further discussion, J. Kernan moved to approve a second temporary sign permit for Genesee Graphics at 61 Main Street to expire on June 30, 2015. C. Kruppner seconded the motion and the motion passed with ayes from all.

On another matter, Mr. Strong stated that he had spoken with Code Enforcement Officer Ron Maxwell and Chair David Woods regarding the possibility of selling his farm goods in the store at 61 Main Street. He has not had much success with the stand on Avon Road in regards to actual money being put into the slot for goods taken. He stated that he has plenty of room in the store to sell the produce. CEO Maxwell stated that the selling of goods is a permitted use in the MU-1 Zoning District. Mr. Strong stated that he has also spoken with AG & Markets and they do not have a problem with this. The Board asked if the unsold produce would be disposed of on site. Mr. Strong stated that he would bring any unsold produce home. The Board also asked if Mr. Strong planned to

sell produce at the Farmer's Market. Mr. Strong stated that he did. With no further discussion, Mr. Strong thanked the Board and left the meeting.

4. Mama Mia's – Façade Renovations – 87 Main Street:

David Matthews, Design One Architecture appeared before the Board on behalf of building owner Mark Scoville and tenant Edmund Caruso/Mama Mia's for façade renovations to 87 Main Street. Sweet Arts Bakery is part of this building and has already gone through renovations, Mr. Scoville would like to continue with that design and color for the remainder of the building. Currently Mama Mia's has two entrances, one of which is not used; the one that is not being utilized will be removed. Windows as used on the bakery's façade will be utilized along with the dark green color. Seven addition goose neck lights will be added over the seven new windows. Signage will be under a separate permit, but the existing perpendicular "RESTAURANT" sign is to remain.

The Board asked when renovations will begin. Mr. Matthews stated that they plan to begin on May 18th and work as quickly as possible while maintaining their normal business hours during renovations. With no further discussion, D. Farthing moved to approve the façade renovations as presented. J. Kernan seconded the motion and the motion passed with ayes from all.

5. Three-Unit Apartment Building – 3 South Street – Site Plan Review:

Joe O'Donnell, O'Donnell & Associates Inc, Teri Thielges and her son Jason Thielges appeared before the Board for the Three-Unit Apartment Building at 3 South Street. Mr. O'Donnell stated that they are in receipt of and will respond in writing to MRB Group Engineer Kurt Rappazzo's April 23, 2015 comment letter.

Mr. O'Donnell continued by explaining that it has just come to their attention that they may need a sprinkler system if they move forward with the proposed three units, but would not need one if there were only two units. A sprinkler system is an expensive item they were not planning with this project. Mr. O'Donnell asked if there would be any engineering concerns or Planning Board concerns if they decided to go down to two units. Engineer Rappazzo stated that other than what was included in the April 23rd letter, he did not foresee anything changing, but would need to review those plans. The Board wondered if the footprint would be the same or different. Mr. O'Donnell stated that the footprint would shrink to the total of what two units would be instead of three. Mr. O'Donnell explained that it is the square footage that dictates whether a sprinkler system is required, not the number of units.

Mr. O'Donnell believed that their course of action tonight would be to request to table any decision until at least next month. The Board did not have any concerns with this as they agreed that they would like to see how the site would look with only two units. Mr. O'Donnell stated that the original variances sought and granted may not be required now if they go down to two units.

With no further discussion, S. Richardson moved to table the application as presented for one month per the applicants request. D. Farthing seconded the motion and the motion passed with ayes from all.

6. Walkability Audit Update – David Woods:

The Geneseo Walkability Audit took place on Thursday, April 23rd. Chair Woods stated that due to unforeseen circumstances, he was not able to attend. However, Trustee Ben Gajewski was in attendance and briefly reported that items discussed included round-a-bouts at several different intersections around the Village, painting existing crosswalks and adding some crosswalks including one on Route 20A to connect from the Homestead to Main Street. A written report will be forthcoming with more details.

7. Millennium Drive Extension – David Woods:

Chair Woods reported that the Livingston County Board of Supervisors passed the local law for the authorization of the sale of land other than by open competitive bidding as a land and money swap between Greg O'Connell and Livingston County to allow for the connection of Millennium Drive to Veteran Drive. Subdivision of land will be required, in which the Planning Board will need to review and approve. Tentatively, the County had agreed to serve as Lead Agency for the environmental review on this application, but because of the property swap a separate SEQR may be needed, which would tentatively fall under the responsibility of this Planning Board. The application may be on the agenda for the May meeting.

8. Cornerways – 85 Center Street:

Per an article posted on the geneseesun.com website, the property located at 85 Center Street – Cornerways has been purchased and the new owner plans to open it as a bed and breakfast. CEO Maxwell stated that the new owner has contacted his office about the possibility of also opening the bed and breakfast for special events such as rehearsal dinners. CEO Maxwell stated that he has advised the new owner that they would need to apply for a Special Events Permit per Village Code requirements.

9. Code Enforcement Office Report:

March 2015

Building Permits	02
Sign Permits	03
Avoidable Alarm Violations	02
Rental Housing	01

CEO Maxwell reported that his office has finally received a complete set of building plans for the Mavis Discount Tire building. He also reported that Code Enforcement Officer Dean O'Keefe has been working with the E-911 Center and Ambassador Apartments to re-address all of their apartment buildings off of Court Street.

CEO Maxwell stated that he and CEO O'Keefe were called to 140 Lima Road by Geneseo Police Officer Jeff Szczesniak on Wednesday, April 22nd for at least four feet of ground water in the basement and other code violations. The property has been red tagged – not to be occupied and the owner has been notified of all the violations.

The Code Office received a phone call from a concerned parent regarding the condition of a rental property their child would be leasing in the fall. It was determined that the current tenants had damaged the property which the property owner planned to repair over the summer. The property owner was cited for one building code violation which he planned to repair immediately.

10. Genesee Valley Federal Credit Union – 4621 Millennium Drive:

Engineer Rappazzo reported that he and CEO Maxwell met this afternoon at the Genesee Valley Federal Credit Union site at 4621 Millennium Drive. The new parking lot and lights have been installed. The landscaping is scheduled for installation soon.

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

Chair Woods reported that the Town Planning Board met on Monday, April 13th with the following agenda items:

Livingston Country Club – The Nines – Deck on south side of building
Conceptual and Preliminary Approval Granted

McDermott Two-Lot Subdivision – North Road
Conceptual and Preliminary Approval Granted

Bruckel Twenty-Three Lot Subdivision – Reservoir Road - Townhouses
Project was tabled – no approvals granted.

Road layout is a concern, along with the number of variances which may be required and density.

12. Livingston County Planning Board Update – Stew Leffler:

Stew Leffler reported that the Livingston County Planning Board met on April 9th with the following agenda items:

Town of Conesus – Subdivision and Area Variance for 5497 East Lake Road
Application was disapproved.

Town of Livonia – Subdivision Phase IV – Cambridge Heights Development
Application was approved.

Town of Avon – Site Plan Review for 31,000 square foot building addition on Tec Drive
Application was approved.

13. Village Code Update – Aprile Mack:

Secretary Mack stated that the Village Board has agreed to move forward with any Village Code changes that might be pending. Deputy Mayor Sandy Brennan, CEO O’Keefe and A. Mack met on April 6th to discuss pending changes. Some of the items that need to be changed are simple changes such as Section 130-18 which discusses the creation of the Planning Board; however, it states “The five members of the Zoning Board of Appeals...” It should say Planning Board not Zoning Board of Appeals.

The Planning Board previously discussed the addition of solar farm regulations (which should match any regulations the Town of Geneseo would also be adopting), whether or not non-construction storage trailers on commercial properties should or should not be allowed has been discussed and whether or not a special use permit is a necessity for a small café/restaurant in the MU-1 (Main Street) Zoning District if the café is not selling alcohol. Other items discussed include the minimum number of parking spaces per dwelling unit for a multi-family building.

Secretary Mack stated that Deputy Mayor Brennan would like specific wording on what the Planning Board is proposing. Chair Woods stated that he would set up a meeting with Deputy Mayor Brennan and report back to the Board at the next meeting.

14. Meeting Closed:

C. Kruppner moved to close the meeting at 5:42pm. J. Kernan seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary