

Members Present:

David Woods, Chair
Matthew Griffo, Member
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
Deputy Mayor Sandy Brennan
Water/Waste Water Superintendent,
Steve McTarnaghan
Livingston County Planning Board Representative,
Stewart Leffler

Applicant(s)/Representative(s) Present:

Ian Coyle, Livingston County Administrator
Angela Ellis, Livingston County Planning Department, Director
David Paoletta, Livingston County Planning Department, Planner
Mark Grovanz, Livingston County Department of Health,
Environmental Health Director, Professional Engineer
Tim Brinduse, T.A.B. Design Architects, Lee Chiropractic, 72 East South Street
Dr. Jeremy & Michelle Lee, Lee Chiropractic, 72 East South Street
Angela Caplan, Shakti Yoga, 2 School Street

1. Meeting Opened:

Chair Woods opened the meeting at 4:30pm.

2. Meeting Minutes:

The April 29, 2015 regular meeting minutes were reviewed. D. Farthing moved to approve the minutes as presented. J. Kernan seconded the motion and the motion passed with ayes D. Woods, S. Richardson, D. Farthing, J. Kernan and C. Kruppner.

3. Livingston County – Millennium Drive Roadway Extension Project – Subdivision:

Per subdivision application:

“The proposed action involves the construction of approximately 700 linear feet of new roadway that will extend Millennium Drive from its current terminus to the western terminus of Veteran Drive. The project is intended to help mitigate traffic concerns at the intersection of Millennium Drive and Lakeville Road (US 20A) by providing an alternative access to the Wal-Mart commercial area. The proposed roadway extension will also provide access to parcels suitable for potential future development beyond the current terminus of Millennium Drive. No such development is currently being considered.

The overall Millennium Drive Roadway Extension Project will include two (2) necessary land subdivisions as follows:

- (1) Livingston County will subdivide a 2.8 acre parcel from land under County ownership (TMP No. 81.10-1-3.111) situated along Millennium Drive. The 2.8 acre parcel will have new ownership (Kings Harbor View Associates) and be designated as a new tax parcel.
- (2) The construction of the new dedicated roadway, as described above with a 60-foot wide right-of-way, will require the subdivision of land currently owned by Kings Harbor View Associates (TMP No. 81.10-1-6) to create a public right-of-way.”

Chair Woods explained that exiting Millennium Drive turning left onto 20A is a challenge. As part of the Village's Access Management Plan, another access out of Millennium Drive became a high priority. It is now becoming reality with the cooperation of Livingston County, Kings Harbor View Associates and the Village. The extension of Millennium Drive is to connect with Veteran Drive near the existing western entrance/exit into the Wal*Mart parking lot. This is not a considered a typical subdivision that the Planning Board reviews/approves.

Procedurally, it has been determined that a Full Environmental Assessment will be needed under the State Environmental Quality Review Act. However, the Village Board has emphasized that they do not want to be Lead Agency in the review process and Chair Woods believes that the Village Planning Board does not want to take this role on either. With no further discussion, S. Richardson moved to approve Livingston County as Lead Agency for the SEQR Full Environmental Review process. D. Farthing seconded the motion and the motion passed with ayes from D. Woods, S. Richardson, D. Farthing, J. Kernan and C. Kruppner.

M. Griffo entered at 4:37pm.

Ian Coyle, Livingston County Administrator appeared before the Board to discuss the Millennium Drive Roadway Extension Project. Mr. Coyle explained that the County has been in discussion for many years about the need to extend Millennium Drive. The Livingston County Millennium Drive Complex (former Nursing Home) currently houses the Town of Geneseo, Harmony Station Day Care, NOYES Hospital Dialysis Center, Livingston County Mental Health and CASA – the Council on Alcohol and Substance Abuse of Livingston County. The County had previously approached the Aprile Family in regards to possibly building an extension on their property, but they were not interested. Now that Kings Harbor View Associates – Greg O'Connell has obtained the Geneseo Professional Center building and property at the existing end of Millennium Drive, he is also interested in seeking the extension so that he can develop his current buildings further and possibly more in the future. Mr. Coyle stated that the Livingston County Board of Supervisors is prepared to fund the road project.

Angela Ellis, Livingston County Planning Department Director explained that there is a parcel to the north of the Kings Harbor View Associates property that houses a cemetery. This cemetery will be undisturbed during the extension and some type of lane will be established to the cemetery so that families can still access it. The cemetery was part of the Livingston County Poor House. Ms. Ellis continued by stating the New York State Historic Preservation Office has been contacted and they may want soil samples taken to confirm that there are no other burial grounds in the area in which will be disturbed for the road extension.

At this time, Mark Grovanz, Livingston County Department of Health, Environmental Health Director appeared before the Board as the County's in house Professional Engineer. Mr. Grovanz presented the Board with a road layout which is being referred to as Option A. This option is the desired option by the County and Kings Harbor View Associates. Millennium Drive would be connected to Veteran Drive just west of the existing most westerly entrance/exit to the Wal*Mart parking lot. Option B which Jason Frazier, the Village Streets Superintendent prefers would be a four-way intersection at the most westerly entrance/exit to the Wal*Mart parking lot. Economically Option A is shorter than Option B, which means less cost and less earth work. Option B would require fill to be brought in and a storm water pollution prevention plan would be required as more than one acre of land would be disturbed, which would include a pond which the County would want to dedicate to the Village at the same time the road is. Mr. Grovanz and other County Officials present along with the Board agreed that the Village would not want to take dedication of a pond. The road extension will also include the installation of a new water line, Option B would include more pipe being installed increasing the cost of the overall project. Option A would allow a straighter and shorter water line connection.

At this time, the County is not aware of any future plans Mr. O'Connell has in regards to the newly proposed parcels or current parcels. With this subdivision, he hopes to combine the parcels under the same tax map number. Mr. O'Connell however, prefers Option A as it does make the newly formed parcels more desirable as future building lots. Ms. Ellis stated that Mr. O'Connell might want to add some overflow parking to the Geneseo Professional Center site in the future, but not at this time.

Chair Woods stated that the Planning Board would like to see a sidewalk added to the plan. Mr. Coyle stated that the County is not opposed to it, but that they would like to discuss the matter further with Mayor Hatheway. Chair Woods noted that there is a sidewalk on the East side of Ryan Drive along with a connecting sidewalk on Veteran Drive connecting to a raised sidewalk within the Wal*Mart parking lot. The Board agreed that they would want a sidewalk on this new section of Millennium Drive. The Board also mentioned the need for street lights per Village Code requirements.

Steve McTarnaghan, Village Water/Wastewater Superintendent stated that currently the Village has to flush the hydrants on Millennium Drive on a weekly basis. He is hoping that the new water line will alleviate the need to flush on a weekly basis. Mr. McTarnaghan also stated that the DPW plans to install a sidewalk on Millennium Drive shortly after the new road goes in.

Chair Woods asked if the Board would prefer Option A which would be offset from the Wal*Mart parking lot entrance/exit or Option B which would intersect with that parking lot entrance/exit. The Board agreed that they also preferred Option A with sidewalks and street lighting.

With no further discussion, D. Farthing moved to grant Livingston County/Kings Harbor View Associates conceptual/sketch plat approval based on the information presented, with an offset intersection. J. Kernan seconded the motion and the motion passed with ayes from all.

Chair Woods noted that the Planning Board meets one week early in June on June 17th. Ms. Ellis stated that she would prepare the Zoning Referral for the County Planning to review at their meeting on June 11th.

4. Lee Chiropractic – 72 East South Street – Phase II – Addition:

Tim Brinduse, T.A.B. Design Architects appeared before the Board with Dr. Jeremy and Michelle Lee for site plan modification for an addition (Phase II) to 72 East South Street. The addition is approximately 398 square foot in size and will be added to the east side of the building. One additional parking spot is also being provided for. However, three area variances are required which is set to be heard by the Zoning Board of Appeals on Tuesday, June 2nd.

1. A front yard setback of 11' 10" where Section 130-76 A states no part of any parking area shall be closer to a street or lot line than the minimum setback required for a principle building in the relevant district.
2. An 11' 8" side yard setback where the set back fails to meet the 15' minimum setback.
3. For 32.4% lot coverage where the maximum allowable lot coverage is 30% per Bulk & Use Table 130-130 (R-1) of the Village Code.

Mr. Brinduse continued by stating that at this time, they are hoping for conceptual/sketch plat approval from the Planning Board. Chair Woods asked if Engineer Rappazzo had any concerns. Engineer Rappazzo stated that per his May 20th letter, Phase II is a modification of the previously approved site plan and does not believe that the proposed presents any additional site issues other than any outstanding comments from his February 24th letter.

With no further discussion, S. Richardson moved to grant concept approval for a site plan modification to the Lee Chiropractic site plan approval granted on February 25, 2015. M. Griffo seconded the motion and the motion passed with ayes from all.

Dr. Lee thanked the Board and stated that he has received permission to use the Assembly of God church parking lot located at 2 Haley Avenue adjacent to his property during construction. CEO

Maxwell did not have a problem with this but would like the church to supply a letter to his office for the record stating this.

5. The Cuttery – Sign Permit Application and Sign Grant Request– 109 Main Street:

Secretary Mack presented the Board with a sign permit application and a sign grant application for The Cuttery located at 109 Main Street owned and operated by Peg McCormick. The sign is approximately 7' X 16" X 1" thick high density urethane and will be painted green, black and gold. The sign will not have any gold leaf. The cost of the sign is \$700.00 with an allowable sign grant amount of \$350.00.

J. Kernan moved to approve the sign permit application as presented. D. Farthing seconded the motion and the motion passed with ayes from all.

S. Richardson moved to recommend to the Village Board that they approve the sign grant. M. Griffo seconded the motion and the motion passed with ayes from all.

6. Shakti Yoga – Sign Permit Application and Sign Grant Request - 2 School Street:

Angela Caplan appeared before the Board with a sign permit application and sign grant application for Shakti Yoga located at 2 School Street. The sign is approximately 2" x 2' X 3' double-sided high density urethane with 23k gold leaf lettering. The cost of the sign is \$735.00 with an allowable sign grant amount of \$367.50. The sign will be placed perpendicular to the building mounted on a painted aluminum bracket with stainless steel hardware. The sign will be placed in the same spot as the previous sign was.

M. Griffo moved to approve the sign permit application as presented. J. Kernan seconded the motion and the motion passed with ayes from all.

D. Farthing moved to recommend to the Village Board that they approve the sign grant. S. Richardson seconded the motion and the motion passed with ayes from all.

CEO Maxwell stated that his office would not issue the sign permit application until a change of use from a textbook store to a yoga studio be submitted and an inspection completed for occupancy load.

7. Geneseo Land Corporation – Cedarwood Estates Subdivision – Phase II – Update:

Engineer Rappazzo stated that Rick Ayling, TY Lin International had contacted him regarding what their client; Geneseo Land Corporation's next step was to seek re-approval for Phase II of the Cedarwood Estates subdivision. Engineer Rappazzo advised Mr. Ayling of the following three items:

1. Unless the plat map has been filed, the previously signed mylars need to be redated. The County typically does not accept maps for filing where the Planning Board Chairman's signature is over 62 days old. My understanding is that Planning Board re-approval would be required since we're over the Village's 90 day expiration for the filing of a subdivision plat (130-100.B.4.a).
2. If it has not already been done, the letter of credit needs to be submitted to the Village Board and approved.
3. A pre-construction meeting needs to be held. Typical attendees: Village DPW, Village CEO, Village Engineer, Developer, Developer's Engineer, Developer's Contractor, and RG&E representative(s). At this meeting we typically discuss construction schedule, letter of credit releases, observation of the installation of dedicated infrastructure, compliance with the SPDES General Permit/Project SWPPP, and any remaining issues or requirements.

Engineer Rappazzo continued by stating that these three items are independent of each other and can happen in any order, but all three need to be completed before construction can begin. Ideally, the pre-construction meeting would be last.

Chair Woods asked Attorney Reynolds for his thoughts. Attorney Reynolds stated that he agrees with Engineer Rappazzo. Discussion followed and it was agreed that Engineer Rappazzo would contact Mr. Ayling via telephone to discuss the steps further.

8. Code Enforcement Office Report:

April 2015

Building Permits	09
Zoning Permit/Shed	01
Sign Permits	02
Avoidable Alarm Violations	02
General Complaint	01
Operating Permit	01

CEO Maxwell reported that he has been working closely with Town Assessor Tammy Baker with the assessment grievance request from Geneseo Heights Apartments.

CEO Maxwell stated that he has been in communication with Goddard Development regarding the Mavis Discount Tire plan and the need for an RPZ (Reduced Pressure Zone Device) or backflow prevention device.

9. Town Planning Board Update:

D. Woods reported that the next Town steering committee meeting to work on updating the Town Zoning Code has been scheduled for June 18th.

10. County Planning Board Update:

Stew Leffler reported that the May County Planning Board meeting had been cancelled due to no referrals. However, in the past month he has attended training workshops in which the presentations are available online and he will forward to the Planning Board for their review.

11. Burnette Building – 71 & 73 Main Street – Building Colors:

Secretary Mack presented the Board with paint color swatches for the exterior of Kelly’s Saloon located at 71 Main Street and Honey Girl Gourmet located at 73 Main Street.

Kelly’s Saloon – 71 Main Street

Trim = Antique White (Sherwin Williams C SW 6119)

Wall Color = Evergreens (Sherwin Williams 64 6447)

Honey Girl Gourmet – 73 Main Street

Trim = Black Bean (Sherwin Williams 1 SW 6006)

Wall Color = Burgundy (Sherwin Williams 43 p SW 6300)

The Board did not have any concerns with the colors proposed.

12. Meeting Closed:

M. Griffo moved to close the meeting at 6:04pm. S. Richardson seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary