

Village of Geneseo  
Zoning Board of Appeals  
Applicant: Livingston County Planning Board  
Representative: David Paoletta  
Property Address: 4500 Millennium Drive  
Tax map Id. #: 81.10-1-6  
July 07, 2015; 4:45 p.m.

Present:  
Chair Carolyn Meisel  
Marlene Hamilton  
Robert Meyers  
Paul Schmied  
Thomas Wilson

Code Enforcement Officer:  
Ronald Maxwell

Secretary:  
Debra Lund

Applicant:  
David Paoletta, Livingston County Planning Department  
Mark Grovanz, Livingston County Health Department

Chair C. Meisel called the public hearing to order. Proper notices were published and seven legal notices were sent certified return receipt mail to neighboring property owners within one-hundred (100') feet of the property line; six green cards were returned. The Livingston County Planning Director received the referral notice and sent back the response that the plans will be reviewed at the next regular meeting of the County Planning Board on July 9, 2015 under Zoning Referral #2015-51. Signs were not placed on the property due to the July 4, 2015 holiday.

The purpose of the hearing is for an interpretation by the Zoning Board of Appeals of Section 130-42 D-1-b, Table 1 for Minimum Connection Spacing Standards for 35mph or less of 125 feet per the Code of the Village of Geneseo, 125-foot or 150-foot; and if the 150-foot applies a request to use the 125-foot distance is asked.

Chair C. Meisel asked the gentlemen to explain the request as the map provided did not show the distances between the points under discussion. D. Paoletta said he and M. Grovanz, project engineer, are looking for an interpretation of Section 130-42 and whether the section applies to their specific proposed road extensions per the suggestion of the Village Engineer. The extension would start at the current end of Millennium Drive and extend to Veteran Drive and meet it near a Wal\*Mart access point on the south side. The roadway extension is approximately seven hundred (700') feet in length. The code section on access connections does not seem to apply as the Wal\*Mart access is on the north side of Veteran Drive and the new roadway will be entering it from the south side and will be an intersection rather than an access point. The nearest road intersection would be Ryan Drive on the east side of the proposed intersection. At this time, Veteran Road dead-ends at the west terminus. P. Schmied asked what an interpretation would do to a future expansion of Veteran Drive to the west. If extended in the future, the next access point would be beyond the distances designated in the Village

Code as Wal\*Mart owns a large area of property to the west of their western most southern access point to Veteran Drive.

C. Meisel asked why the road extension curved rather than running straight to Veteran Drive. M. Grovanz said there was no access to the land and the land was too steep in other places. King Harbor View Associates is conveying a right-of-way for the proposed extension through their property. The extension of Millennium Drive is considered part of the Millennium Drive roadway. P. Schmied asked if it will be a public thoroughfare. D. Paoletta stated it would and would have traffic control in the form of a stop sign at the northern terminus with Veteran Drive.

C. Meisel asked where the one-hundred fifty (150') foot versus one-hundred twenty-five (125') foot distance came from. M. Provanz said that is the distance to Ryan Drive as measured from center line to center line for the one-hundred fifty (150') foot distance and one-hundred twenty-five (125') foot from pavement edge to pavement edge. P. Schmied noted the access point for Wal\*Mart is not considered a roadway, only a parking lot entrance. It appears the Code is only addressing access points and not roadways unless there is an intersection. M. Provanz responded the intent of the Code seemed to be limiting traffic congestion.

C.E. O. Maxwell commented an access management study had been done and the intent was to relieve traffic on Route 20A (Lakeville Road) through use of access points. Access points on the north side of Veteran Drive would need to meet Code. As noted earlier, Wal\*Mart owns a considerable distance in that direction and any new access points would be well beyond the one-hundred twenty-five (125') feet.

P. Schmied moved the Zoning Board of Appeals has determined no variance is needed as the current Code of the Village of Geneseo Section 130-42 D-1-b, Table 1 for Minimum Connection Spacing Standards does not apply to the Millennium Road Extension Project; the proposed roadway and Ryan Drive are on the same side of Veteran Drive and these are roadways not access connections as described in the referenced section of the Code. M. Hamilton seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried.

M. Grovanz and D. Paoletta thanked the Board and exited the meeting.

R. Meyers moved to close the public hearing at 5:20 p.m. P. Schmied seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried.

P. Schmied moved to approve the 2015-6-2 Bennett minutes and the 2015-2-6 Lee Chiropractic and T. A. B. Design minutes as presented. M. Hamilton seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried.

T. Wilson moved to close the meeting; R. Meyers seconded the motion. The vote was as follows: Chair C. Meisel, aye; M. Hamilton, aye; R. Meyers, aye; P. Schmied, aye; and T. Wilson, aye. The motion carried and the meeting closed at 5:25 p.m.

Debra L. Lund, Secretary