

Members Present:

David Woods, Chair
Susan Richardson, Member
Dori Farthing, Member
Jim Kernan, 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)/Representative(s) Present:

Joe O'Donnell, O'Donnell & Associates Inc, Thielges Apartment Building, 3 South Street
Teri Thielges, Thielges Apartment Building, 3 South Street
Jason Thielges, Thielges Apartment Building, 3 South Street
Laura Lane, Livingston County Chamber of Commerce, Promotional Event, 4635 Millennium Drive

1. Meeting Opened:

Chair Woods opened the meeting at 4:30pm.

2. Meeting Minutes:

The June 17, 2015 regular meeting minutes were reviewed. S. Richardson moved to approve the minutes as presented. J. Kernan seconded the motion and the motion passed with ayes from all.

3. Livingston County Chamber of Commerce – 4635 Millennium Drive – Event:

Laura Lane, Livingston County Chamber of Commerce President appeared before the Board for temporary site plan modification. The Chamber would like to hold a promotional, "Shop Local, Shop in Livingston" event in conjunction with back to school shopping and the Buffalo Bills home opener. Ms. Lane continued by stating that the Chamber has learned that the one of the best ways to reach the public is through incentives, therefore, for every \$50 that is spent in Livingston County on "Back to School" items people will be encouraged to come into the Chamber to enter a contest to win up to \$20,000 towards the purchase of a brand new vehicle if the Buffalo Bills return the opening kickoff for a touchdown at their home opener. (This was compared to getting a hole in one.) There will also be other guaranteed prizes. The way the Chamber plans to promote this event is to park two different new vehicles in their front yard for a period of four weeks, with a staked banner announcing the promotion. The dealership supplying the vehicles will be allowed to advertise with magnetic signs on the vehicles. Ms. Lane explained that the receipts provided to enter the contest will be able to give the Chamber statistics on where people live and where money is being spent.

Chair Woods asked if there were any questions. The Board was concerned that parking the vehicles on the yard may block visibility for those attempting left hand turns out of Millennium Drive. Ms. Lane stated that they would plan to park the vehicles so that visibility would not be blocked.

It was noted that the sign permit application included with the submittal was for a 36 square foot sign when only up to 30 square feet was allowed. Ms. Lane stated that they would comply with the 30 square foot regulation.

The Board asked if the vehicles parked in the yard would only be cars or would there also be crossovers, SUV's, vans or trucks. Ms. Lane stated that she only envisioned cars, but if the Board only permitted cars within their approval, there would only be cars.

The Board asked what dates the promotion would run to and from. Ms. Lane stated that the promotion would run from August 14th through September 9th. Ms. Lane continued by stating that at this time, the Chamber has secured two dealerships and have talked to two others who are very interested, which would cover the four week event.

S. Richardson asked why this request was being considered site plan modification.

Code Enforcement Officer Ron Maxwell stated that because this was never discussed in the original site plan and parking is not allowed on the grass in the Village he thought it should come before the Board for site plan modification.

After further discussion, it was determined that the sign permit application was not required as it would be considered a temporary sign under Code regulations. It was also determined that the original SEQR review and negative declaration granted would still be applicable. Chair Woods also noted that at the time of the original application before the Planning Board he as a member of the Chamber's Board, but is no longer a member of their Board.

With no further discussion, J. Kernan moved to grant temporary site plan modification to the Livingston County Chamber of Commerce located at 4635 Millennium Drive to allow for two cars to be parked on the grass in front of the Chamber but not to block any visibility for vehicles trying to turn left out of Millennium Drive onto Route 20A for a time period not to exceed four weeks beginning on August 14th and ending on September 9th for a promotional back to school, shop local, shop in Livingston County event. D. Farthing seconded the motion and the motion passed with ayes from all.

4. Thielges Two Unit Apartment Building - 3 South Street – Site Plan Review:

Joe O'Donnell, Architect, O'Donnell & Associates Inc. appeared before the Board with Teri Thielges and her son Jason Thielges for final site plan approval for a two unit apartment building at 3 South Street. Ed Martin, Professional Engineer, Land Tech Surveying & Planning representing Ms. Thielges has reviewed the plans and Village Engineer Kurt Rappazzo, MRB Group's April 23rd letter. Mr. Martin has responded with a letter dated July 9th addressed to Chair Woods. Mr. Martin has also supplied the Board with a demolition plan and site plan.

The plan is to tap off the internal site water connection to the existing building on site. Calculations for this will be provided to Mr. Rappazzo. The current proposal includes sewer lateral connections within an existing easement on the eastern property. It was noted that the Bank of Castile shall be contacted and this Board copied if work is to be done on their property. Mr. O'Donnell stated that there is a power line at the back corner of the east unit that they would like moved, but will not do anything until RG&E has approved it.

At the last Planning Board meeting, two separate front elevations were shown. Mr. O'Donnell stated that option #1 was preferred over option #2 as a cost savings measure. The Board asked about a landscaping plan. Mr. O'Donnell stated that Ms. Thielges had previously distributed her plan to the Board which used dwarf shrubs in the front and east sides. Flowering trees would be utilized in the back and west side. Ms. Thielges stated that she hopes to also install a field stone wall/decorative white fence along the rear of the property. The Board asked if there would be fencing along the western boundary line. Ms. Thielges stated that she plans to install a chain link fence along that property line.

The Board asked what the color scheme would be. Mr. O'Donnell presented the Board with a photograph of a home with what the two unit apartment building might look like with a smoky green siding and black shutters and some brown stonework. Mr. O'Donnell also presented the Board with a marker colored front elevation drawing of the two unit apartment building. D. Farthing asked what the other sides of the building would look like. Ms. Thielges stated that she wants the whole building to look good.

The Board asked if the back decks would be enclosed. Ms. Thielges stated that she plans on using plantings instead of actual enclosures or dividers. CEO Maxwell asked if the deck flooring would be concrete or wood decking. Ms. Thielges stated that she planned on using stone. The Board asked if the sides of the property would be open or enclosed. Ms. Thielges stated that they would be open.

D. Farthing stated that for final approval to be given at this meeting, the Board does not have a complete package. It feels like many ideas are up in the air for example what type of materials will be used, what colors will be used and what type of landscaping will be used. Mr. O'Donnell commented

that a lot of projects he has worked on are like this and reminded the Board that this project has been scaled down considerably from what was first proposed. Mr. O'Donnell assured that Board that they would not be using a bright yellow color but a smoky green or forest green color as their primary color. Jason Thielges stated that putting this on hold any longer is a timing and cost issue.

Chair Woods asked for the Board's informal opinion. S. Richardson stated that in lieu of the Village not having an Architecture Review Board she does not have a problem with moving forward. J. Kernan did not see any concerns as long as all of this was being discussed for the record now and Mr. Rappazzo was satisfied. Mr. Rappazzo stated that all of his comments had been addressed. The Board agreed that any items presented/shown to the Board tonight would remain for the Planning Board file. Mr. O'Donnell did not have a problem with this.

It was noted that what is being submitted consisted of two facades and that the first façade is what was preferred by the applicant and that the Board did not have a problem with either one. Engineer Rappazzo stated that a site plan package would need to be submitted and signed prior to a building a permit being issued. Chair Woods stated that he would not sign the site plan until all others (Engineer Rappazzo, DPW Superintendent Jason Frazier, Water/Sewer Superintendent Steve McTarnaghan, and Code Enforcement Officer Maxwell or O'Keefe) sign the plan.

With no further discussion, S. Richardson offered the following with second from J. Kernan:

**A decision and resolution in connection with an application submitted by
O'Donnell & Associates Inc, on behalf of Teri Thielges for site plan approval
for a three-unit apartment building on property located
at 3 South Street, Village of Geneseo, Tax Map #: 80.16-1-49.**

WHEREAS, O'Donnell & Associates Inc. has submitted a site plan application on behalf of Teri Thielges for final site plan (the "Site Plan") to this Board evidencing its proposed development; and

WHEREAS, O'Donnell & Associates Inc on behalf of Teri Thielges has as part of its application submitted an Environmental Assessment Form which identified the proposed action as an Unlisted Action pursuant to the regulations governing the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on February 25, 2015, the Planning Board held a public hearing, which was duly advertised, for the purpose of soliciting public comment on the potential environmental impacts of the proposed actions; and

WHEREAS, after soliciting information from all involved agencies and the public, the Planning Board on June 17, 2015 issued a Negative Declaration for a two-unit apartment building, finding that the action as proposed would not have a significant adverse impact on the environment pursuant to the requirements of SEQRA; and

WHEREAS, on June 17, 2015 preliminary site plan approval was granted for a two-unit apartment building; and

NOW THEREFORE, BE IT RESOLVED that the application for site plan approval for a two-unit apartment building at the property located at 3 South Street, Village of Geneseo, Tax Map #: 80.16-1-49 is hereby GRANTED final approval with the following:

An updated site plan be submitted to MRB Group Engineer Kurt Rappazzo for signature with resolution of any outstanding items as outlined in his comment letter dated July 22, 2015.

The vote was as follows: David O. Woods, Chair – Aye, Susan B. Richardson, Member – Aye, Dori Farthing, Member – Aye and J. Kernan, Member – Aye.

5. Lee Chiropractic – 72 East South Street – Update:

It was noted that Chair Woods was carbon copied on a letter from the New York State Department of Transportation dated July 1, 2015 to T.A.B. Design Architects in regards to the Lee Chiropractic project at 72 East South Street. The most notable comment from the letter is that NYS DOT is requiring that a "...5' wide concrete sidewalk should be constructed from the end of guide rail to Haley Avenue. Place the back of the sidewalk at one foot from the right of way line." Engineer Rappazzo stated that DOT is requesting the sidewalk to be within the right of way therefore is and can

require the sidewalk to be installed all the way to Haley Avenue even though some of that does not belong to Dr. Lee but the church. This is a requirement of DOT not the Village and must be adhered to.

6. Code Enforcement Office Report:

June 2015

Building Permits	11
Fireworks Permit	01
Rental Housing Inspections	03
Tent Permit	01
Zoning/Shed Permit	01
Zoning/Temporary Storage Unit	01
Avoidable Alarm Violation	01
Property Maintenance Violation	01

CEO Maxwell reported that Goddard Development is up to date with all outstanding fees due to the Village for Engineering and/or Attorney Fees. The Building Permit for the Mavis Discount Tire building on the Goddard Development site is almost ready to go. However, before that permit is issued, a pre-construction meeting must be held and technical items regarding the backflow prevention device must be worked out.

CEO Maxwell reported that July was a busy month for the Code Office, especially with the inspection of tents for the Geneseo Summer Festival, Air Show and Sparkler Sales in the Wal*Mart Supercenter parking lot.

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

David Woods stated that the Town Planning Board met on Monday, July 13th with the following agenda items:

Preliminary and final approval was granted to Seven Nations Stakes for a two-lot subdivision at 5114 Crossett Road.

Final approval was granted to Terry Mulvaney for a two-lot subdivision at 5206 West Lake Road.

Conceptual and preliminary approval was granted to Joan Flender and Andy Starr for a two-lot subdivision/parcel combination at 5159 West Lake Road. A public hearing on this proposal was set for August 10th.

Conceptual and preliminary approval was granted to Geneseo Family Eye Care, Michael Dolan for site plan modification at 4384 Lakeville Road. A public hearing on this proposal was set for August 10th.

8. Livingston County Planning Board Update – Stew Leffler:

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

Zoning Referral from the Village of Dansville for Site Plan Review and Area Variance for a cancer treatment center addition to NOYES Memorial Hospital. The area variance is to allow parking spaces smaller than village zoning allows.

Zoning Referral from the Village of Geneseo for Subdivision Review and Area Variance for extension of Millennium Drive. Mr. Leffler reported that there was some concern regarding this proposal in relationship to the alignment of the road and the use of the existing professional building at 4500 Millennium Drive. There were also other concerns regarding the road alignment and the viability for future development on adjoining properties.

Zoning Referral from the Town of West Sparta, Zoning Amendment to remove timber logging from the list of Specially Permitted Uses in the A/R Zoning District. Mr. Leffler

reported that the town had amended their zoning a few years back, but due to a clerical error, retained the permitted use in one section of the zoning code.

9. Miscellaneous Items:

Chair Woods reported that the Town Board and Village Board have agreed to work on Solar Farm regulations cooperatively. Roberta Irwin, the Town Deputy Supervisor and Dwight Folts, the Planning Board Chair along with Village Deputy Mayor Sandy Brennan and Village Planning Board Chair David Woods have all been named to serve on a committee to develop the regulations.

10. Meeting Closed:

With no further discussion, D. Farthing moved to close the meeting at 5:24pm. J. Kernan seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary