

Village of Geneseo
Planning Board

April 27, 2016
Regular Meeting

Members Present:

David Woods, Chair
Susan Richardson, Member
Dori Farthing, Member
Michael Venturino, Member
Claren Kruppner, Alternate Member

Other Village Representatives Present:

Code Enforcement Officer Ron Maxwell
Attorney J. Thomas Reynolds

Applicant(s)/Representative(s) Present:

Charles Ray, TNT Fireworks/American Promotional Events, Sparkler Sales,
Wal*Mart Supercenter Parking Lot, Site Plan Modification, 4235 Veteran Drive
Dana Leonard, Geneseo Hardware & Rental, Sign Permit Application, 33 East South Street
Teri Thielges, Two Unit Apartment Building, Site Plan Modification, 3 South Street
Stephen Staveski, SEI Design Group, McClellan House, 26 Main Street
Mark Scott, Executive Director, Campus Auxiliary Services, 26 Main Street
S. Rondo, Facilities Manager, Campus Auxiliary Services, 26 Main Street
C. Mitchell, Facilities Director, Campus Auxiliary Services, 26 Main Street

1. Meeting Opened:

Chair Woods opened the meeting at 4:30pm.

2. Welcome:

Chair Woods welcomed newly appointed Planning Board Member Michael Venturino to the Board. M. Venturino stated that he is recently retired, has lived in the Village for over twenty-five years and is originally from the Geneva area.

3. Geneseo Hardware & Rental – Sign Permit Application – 33 East South Street:

Dana Leonard appeared before the Board with a sign permit application for the façade of his store at 33 East South Street. The sign would be placed over the front entrance which faces east, would be the only sign on the building and will not be illuminated. CEO Maxwell stated that the sign meets all Code requirements. The Board agreed that the design and color scheme of the sign is keeping with the earth tone colors they like to see.

With no further discussion, C. Kruppner moved to approve the sign permit application as presented with second from S. Richardson. The motion passed with ayes from all.

4. McClellan House – Exterior and Interior Renovations – 26 Main Street:

Stephen Staveski, SEI Design Group appeared before the Board with representatives from Campus Auxiliary Services for exterior and interior renovations to the McClellan House located at 26 Main Street. Mr. Staveski explained that for the past five years, SEI Design Group has been working on a very detailed list of what needs to be done to the interior and exterior of the building. Campus Auxiliary Services owns the property, maintains and operates the building. In conjunction with preparing for the final phase of renovations, two community forums were held. Mark Scott, Campus Auxiliary Services Executive Director stated that those forums were well attended.

The first few phases of renovations have already been completed which included stabilizing the house. The last phase that they would like to begin in June includes:

1. Removal of the wood ADA ramp and construction of new concrete ramp with metal railings. The concrete ramp will be located in the exact same location as the wood ramp and have a slope of 1:12.
2. Reconstruction of the concrete front entry porch and railings. The wood columns and roof structure are to remain. The footprint would not be expanded. The screen door will be removed.
3. Restoration/Replacement of wood shutters. Previously removed shutters may be stored in a garage near by and may be in good shape. If not, new shutters will be installed with architectural detail appropriate to the age of the house.
4. Patch/repair wood trim. Paint all wood on exterior of the building that was not recently completed in the summer 2015 project.
5. Paint the exterior of the building. Paint colors to match the existing color.
6. Reconstruct the two story enclosed porches (left side) to make them energy efficient including replacement of picture windows; wood trim; wood panels and entry door.
7. Window renovation: Replace and restore existing windows. Work includes installation of storm windows at the lower level; installation of replacement sashes at the second and third floor. Newer Marvin windows at the basement to remain. Budget is a concern.
8. Remove back porch, patch and repair. The porch with lattice work and asphalt shingled roof does not appear to be original to the house. Porch serves no purpose and is in great disrepair.

Current Uses of the building:

Basement	Mechanical Rooms
1 st Floor	Museum
2 nd Floor	Historical Musical Artifacts Collection (Jim Kimball) School of Education Shooting Stars Program
3 rd Floor	Not able to be occupied

Future Uses of the building:

Mr. Scott stated that they have a lot of ideas but not a lot of money. Also, per zoning regulations, there are only so many uses for the building. At this time, they are just looking to stabilize the property for safety and energy efficiency. There has been a feasibility study to add an elevator and stairway which would improve desire for the property, but Campus Auxiliary Services is not at that point yet.

Chair Woods asked if the New York State Parks, Recreation and Historic Preservation Office had been contacted regarding the proposed changes to the exterior and interior of the building. Mr. Staveski stated that he has spoken with a representative from the State Historic Preservation Office. The Office has advised that the McClellan House is not a Historic Landmark building.

Chair Woods stated that he had reached out to Louise Wadsworth, Livingston County's Downtown Coordinator regarding the Village's Façade Renovation Guidelines and what SEI Design Group is proposing for the McClellan House and from what she briefly knew about the project, what is proposed completely fits in with the intent and nature of the guidelines.

The Board agreed to set a Site Plan Modification Public Hearing for Wednesday, May 25, 2016 at 4:35pm. The project will be referred to the Livingston County Planning Board for their May 12, 2016 meeting.

With no further discussion, M. Venturino moved to grant conceptual site plan modification for Campus Auxiliary Services for the McClellan House at 26 Main Street. D. Farthing seconded the motion and the motion passed with ayes from all.

5. American Promotional Events/TNT Fireworks – Wal*Mart Supercenter Parking Lot:

Charles Ray, American Promotional Events/TNT Fireworks, appeared before the Board for site plan modification to hold sparkler sales in a tent in the Wal*Mart Supercenter parking lot. This is the second year for this event in the Wal*Mart parking lot. All specifications for last year, including the location of the tent apply for this year. Sales will take place from June 22nd through July 5th with the tent being erected two days prior and coming down no more than two days after sales end.

Mr. Ray stated that he is aware of the concerns that the Village had as a whole last year in regards to signage, a non local not for profit group running the tent and the Store Manager not being made aware. Mr. Ray stated that they plan to abide by all Local and State regulations. In regards to a non local not for profit group running the tent, they have had a hard time finding a local one, therefore a not for profit from out of the state ran it and will be running it this year as a relative of theirs lives locally.

There will be a generator on site to run the cash register and lights at night. There will also be a portable toilet and storage container to store the sparklers in when they are closed.

With no further discussion, S. Richardson moved to approve site plan modification for American Promotional Events/TNT Fireworks for sparkler sales in the Wal*Mart Supercenter parking lot from June 22nd – July 5th with the tent to be erected no more than two days prior to sales starting and coming down no more than two days after the sales end. C. Kruppner seconded the motion and the motion passed with ayes from all.

6. Thielges Two Unit Apartment Building - 3 South Street – Site Plan Discussion:

Teri Thielges appeared before the Board to discuss the landscaping plan and fence detail for the new two unit apartment building at 3 South Street. Ms. Thielges stated that she ended up hiring a professional landscaper. The landscaper has discussed with her his concern with the stone wall detailed fencing along the north end of the property or the side of the property that backs up to the Cofield parking lot. The concern is that vehicles parking along that fence will inadvertently brush their fenders against the stone structure. She has thought about moving the fence closer to the new building, but then there would be no space for a patio at the back of each apartment. Instead of the fieldstone, she is considering using a precast material that is more durable but less aesthetically pleasing, does not resemble fieldstone but is easier to replace and less likely to be damaged. Further discussion involved different types of possible remedies including speaking with Mr. Cofield. Ms. Thielges thanked the Board for their time and ideas and stated that she would apply for a site plan modification if she decided to use something other than what had been approved.

7. Code Enforcement Office Report:

CEO Officer Maxwell reported that Denny's had been closed for a week for remodeling. New booths and tables have been added to what was the waiting area and a counter with stools has been added to the area where the cash register had been. CEO Maxwell stated that when speaking with the Manager, they are seriously considering requesting a road cut on Route 20A.

CEO Maxwell also reported that a new house is being built on Heritage Drive and a new house will be built on the south side of Westhampton at Lima Road. Kelly's building plans have been submitted to the Code Office for review and approval.

8. Town Planning Board Update:

D. Woods reported that the Town Planning Board had met on April 11th with the following agenda items as he was not present at the meeting:

1. Final approval for Aldi's for site plan modification for an addition.
2. Final approval for a two lot subdivision on Houston Road.
3. Dawn Aprile met with the Board to talk about the possibilities for her properties in the Town of Geneseo. She also wanted to speak with the Village regarding the possibilities for her properties within the Village, but D. Woods stated that he and CEO Maxwell have already met with her about those properties.
 - Premium Development Properties on Megan Drive, Lakeville Road and Volunteer Road are up for auction.
 - The Frew family has contacted Ms. Aprile to help them market their property on the corner of Lakeville Road and Volunteer Road.

9. Millennium Drive Extension Update:

Chair Woods stated that the County will be submitting a revised subdivision map for Millennium Drive to include the access easement to the cemetery and the water line easement to the Village per their Attorney's request.

CEO Maxwell reported that the modular building on Millennium Drive had been moved off site as the quality milk testing lab has relocated to Warsaw.

10. Village Tavern – 137 Center Street:

The Board noted that there appears to be three dumpsters now at the Tavern that still have not been enclosed. The Board asked CEO Maxwell if he was aware of the patio the Tavern is redoing on the east side of the main entrance. CEO Maxwell stated that he was not aware, but would stop by to take a look.

11. Meeting Closed:

C. Kruppner moved to close the meeting at 6:20pm. S. Richardson seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary