

Village of Geneseo
Planning Board

May 24, 2017
Regular Meeting & Public Hearing

Members Present:

David Woods, Chair
Dori Farthing, Member
Michael Venturino, Member
F. Kurt Cylke, Member
Claren Kruppner, Alternate Member

Other Village Representatives Present:

MRB Group Engineer Kurt Rappazzo
Attorney J. Thomas Reynolds
Code Enforcement Officer Craig Wadsworth

Applicant(s)/Representative(s) Present:

The Reverend Kelly Ayer, Zion Episcopal Church – Avon, NY
TNT Fireworks/American Promotional Events, Sparkler Sales,
Wal*Mart Supercenter Parking Lot – 4235 Veteran Drive
Chris Englert, Keystone Novelties, Sparkler Sales – 4260 Lakeville Road (Bowling Alley Parking Lot)
Stephen Vasile, Lighter Side Eatery – Special Use Permit – 114 Main Street
Daniel Backstrom, SGA Design Group, Wal*Mart Supercenter – Site Plan Modification
Grocery Pickup: Renovations, Canopy & Signage
Charles Sinclair, Phantom Fireworks, Sparkler Sales – Geneseo Square Plaza
(Movie Theater Plaza) - Lakeville Road
Julie Meyers, Florence's Perpetual Estate Sale – 122 Main Street – Basement Level
Stephanie Conroy, Special Use Permit Home Occupation: Hair Salon – 16 Northview Drive
Bettie Whitenack, Livingston Area Intergroup – 131 Main Street, Suite 6
Attorney Jonathan Penna, Partner, Nixon Peabody – DePaul Geneseo Apartments – Megan Drive
Attorney Daniel Brennan, Associate, Nixon Peabody – DePaul Geneseo Apartments – Megan Drive
Michael Seaman, Vice President, Christa Construction – DePaul Geneseo Apartments – Megan Drive
Dawn Aprile, Dawn Aprile Holdings LLC – DePaul Geneseo Apartments – Megan Drive
Gary Smith, Engineer, Parrone Engineering – DePaul Geneseo Apartments – Megan Drive
Joe Gibbons, Architect, SWBR Architects – DePaul Geneseo Apartments – Megan Drive

Public Present:

Barry Caplan, 2 School Street Property Owner

1. Meeting Opened:

Chair Woods opened the meeting at 4:32pm. Chair Woods introduced F. Kurt Cylke as the newest member to the Board. K. Cylke was welcomed by all.

2. Meeting Minutes:

The April 26, 2017 Regular and Public Hearings meeting minutes were reviewed. D. Farthing moved to approve the minutes as presented. M. Venturino seconded the motion. The motion passed with ayes from D. Woods, D. Farthing, M. Venturino and C. Kruppner. K. Cylke abstained.

3. Lighter Side Eatery – Special Use Permit Application and Sign Permit Application for Lighter Side Eatery and University Hots and Sign Grant Applications for Lighter Side Eatery and University Hots – 114 Main Street:

Steve Vasile, proprietor of both University Hots and the Lighter Side Eatery appeared before the Board. Mr. Vasile explained that the Lighter Side Eatery would serve soups, salads and pitas. The Lighter Side Eatery would share the same hours, management and staff of University Hots. Other plans include opening the kitchen with a doorway/walkway between the two restaurants for

staff only. Mr. Vasile stated that as discussed at the Planning Board meeting in April, he agreed that he should apply for a new special use permit for this business separately from the special use permit for University Hots.

Chair Woods opened the public hearing at 4:35pm. Chair Woods asked if there was anyone present that would like to address the Board regarding this proposal. Barry Caplan stated that he owns 2 School Street located behind this building and the building located at 106 Main Street. He asked if there would be a bathroom facility and if Styrofoam would be used. Mr. Vasile stated that he would not be using Styrofoam at this business and that a bathroom facility will be available. Mr. Caplan commented that he knew that there was nothing the Board or Mr. Vasile could do about the parking situation, but wanted to mention it anyway. Mr. Vasile did state that his employees park in the municipal parking lot.

Chair Woods asked if there was anyone else present that would like to address the Board. Hearing no one Chair Woods stated that he would like to leave the public hearing open for approximately five to ten minutes longer. The Board did not have any concerns with this.

At this time, the sign permit applications were reviewed. In regards to style, the Board wondered why a plain rectangle façade sign was proposed for the Lighter Side Eatery. The Board realized that Mr. Vasile is trying to make the distinction between the two businesses (University Hots and Lighter Side Eatery), but thought that more design could be put into the sign. The Board also commented that the projecting signs were identical in nature to the façade sign for the Lighter Side Eatery. Mr. Vasile stated that he agrees but wanted to be able to bring something to the Board tonight.

Chair Woods asked if there were any other comments or questions from the public regarding the special use permit request. He heard none and discussion continued regarding signage.

Mr. Vasile stated that he did think about a green sign with white lettering for the Lighter Side Eatery. The Board was in favor of something like this. The Board asked if the signs would be internally or externally lit. Mr. Vasile stated that there is existing goose neck lighting over each establishment therefore is not proposing any lighting then from what is already there.

Chair Woods asked if Code Enforcement Officer Wadsworth had any concerns with the Special Use Permit request. CEO Wadsworth stated that he had spoke with Mr. Vasile regarding the changes that would be being made to the hood for smoke removal but other than that, there are no concerns.

Chair Woods asked for a third time if there was anyone present who wished to address the Board regarding the Special Use Permit request. Hearing none, C. Kruppner moved to close the public hearing at 4:42pm. K. Cylke seconded the motion and the motion passed with ayes from all.

As with other special use permit applications, the permit could be granted in perpetuity or for a certain amount of time with the option to renew. Discussion continued noting that there have been no nuisances reported at University Hots where that type of restaurant may be expected to generate more nuisances than that of the Lighter Side Eatery. Therefore, with no further discussion, K. Cylke moved to grant a Special Use Permit in perpetuity to Stephen J. Vasile for a restaurant "Lighter Side Eatery", located at 114 Main Street, Geneseo, NY 14454. Tax Map #: 80.16-1-29. The property is owned by 114 Main Street Geneseo LLC. D. Farthing seconded the motion and the motion passed with ayes from all.

Regarding the sign permit applications, Mr. Vasile stated that he would go back to the sign company and talk with them to come up with a more fitting design for each sign. The Board did not have a problem with this. However, the Board did ask when Mr. Vasile planned to open. Mr. Vasile stated that he did not plan to open until sometime in August.

4. Livingston Area Intergroup – Sign Permit Application - 131 Main Street, Suite 6:

Bettie Whitenack, Facility Manager for Livingston Area Intergroup appeared before the Board with a sign permit application for their office which will be located at 131 Main Street, Suite 6. She explained that their mission is to provide service, support and communication to anyone looking for information on Alcoholics Anonymous in the Livingston County area. The sign will be placed above the mailbox on the left hand side of the door facing the parking lot and is approximately 22.5” high by 13.5” wide which is approximately 2.1 square foot in size. The sign will not be lit, but there is an existing light above the entry door. CEO Wadsworth stated that the sign does meet all Code requirements. With no further discussion, M. Venturino moved to approve the sign permit application as presented. K. Cylke seconded the motion and the motion passed with ayes from all.

5. Florence’s Perpetual Estate Sale – Sign Permit Application - 122 Main Street:

Julie Meyers, Owner and General Manager of Florence’s Perpetual Estate Sale located in the basement of the Livingston County News building at 122 Main Street, appeared before the Board with a sign permit application for two signs. One sign is located on the façade of the building above the joint entryway and the second is located within the entryway on the wall next to the door to go down to the business. CEO Wadsworth stated that both signs meet Code requirements. The Board asked what material the signs were made of. Mrs. Meyers stated that the one on the façade is wood and the one next to the door is Styrofoam. She also explained that she may want a bigger sign in the future, but was not sure how this location is going to work out.

Chair Woods asked Mrs. Meyers if she was aware of the Village’s Sign Grant Improvement program. She said that she was not. The grant application process was then explained to Mrs. Meyers.

Chair Woods asked if the Board had any comments or questions. M. Venturino stated that from his opinion the façade sign in all capital letters and cursive writing is somewhat difficult to read. With no further discussion, K. Cylke moved to approve the sign permit application as presented. C. Kruppner seconded the motion and the motion passed with ayes from all.

6. Keystone Novelties, Sparkler Sales – Sign Permit Application – 4260 Lakeville Road (Bowling Alley Parking Lot):

Chris Englert representing Keystone Novelties appeared before the Board for a 4’ x 6’ temporary banner sign for their sparkler sales tent in the bowling alley parking lot. CEO Wadsworth stated that he had reviewed the sign permit application and the sign meets all Code requirements. With no further discussion, C. Kruppner moved to approve the sign permit application as presented to be placed on the tent for sparkler sales from June 29th through July 5th. K. Cylke seconded the motion and the motion passed with ayes from all.

7. TNT Fireworks – Sparkler Sales – Sign Permit Application – 4235 Veteran Drive (Wal*Mart Parking Lot):

At this time, no TNT Fireworks representative(s) were present. The Board agreed that they would proceed with discussion. CEO Wadsworth presented the Board with a signage plan that he received via email this afternoon from TNT Fireworks. He has not yet had the chance to add up the total square footage that is being requested, but it appears that they are asking for a significant amount of signage.

C. Kruppner asked what was allowed. CEO Wadsworth stated that this is also what he is trying to figure out for temporary events like this. Especially since the Code does not specify what side of the tent is considered the front side. The Board agreed that the front side would be the longest side. Chair Woods stated that signage like this will be added to the Code Update.

CEO Wadsworth proceeded to explain that what was originally presented for the April 26th meeting is significantly different than what is being presented now. The Board agreed that it is and it is difficult to make any decisions without a representative present. Informally, Chair Woods asked if what is being presented would be something the Board might approve. Unanimously the Board informally agreed that it would not.

At this time, The Reverend Kelly Ayer, Zion Episcopal Church in Avon, NY entered. She stated that the TNT sales tent at Wal*Mart is a fundraiser for the Zion Church. The Board explained what they were in the process of reviewing. Reverend Ayer stated that Charles Ray, TNT representative that appeared before this Board last month had just contacted her about an hour ago regarding this meeting. She continued by stating that they will go along with whatever the Board approves.

Newer members to the Board asked what the Board granted TNT last year. It was noted that there was not a permit applied for last year, but per the information on file it appears that a banner type sign was allowed on each long side of the tent.

Chair Woods looked to Village Attorney J. Thomas Reynolds for his advice regarding this matter. Attorney Reynolds stated that the Board could not make any decision tonight and wait until their next meeting at the end of June, which would be about the same time TNT begins their sales or make a decision on the application that was submitted in March for the April meeting noting that the plan presented tonight did not include an application.

Reverend Ayer did not have any concern with either one of those options but asked about the bunting that was clearly marked "TNT" continuously. She explained that the bunting is used as a security measure. The Board agreed that the bunting presented on the sign plan tonight would not be acceptable but that some type of bunting could be used that did not have any writing on it. The Board suggested that a solid color bunting be used.

With no further discussion, M. Venturino moved to approve the sign permit application as previously submitted and received in the Village Clerk's Office on March 23, 2017 for a temporary 2' x 20' banner type sign for the front of the temporary tent for sparkler sales between June 20th and July 5th with the tent to be put up no more than three days prior to June 20th and to be taken down no later than two days after July 5th. K. Cylke seconded the motion and the motion passed with ayes from all.

8. Special Use Permit - Home Occupation: Hair Salon - 16 Northview Drive:

Stephanie Conroy appeared before the Board for Special Use Permit review for a Home Occupation – Hair Salon at 16 Northview Drive. Ms. Conroy explained that she and her husband are currently in the process of purchasing 16 Northview Drive and that she currently resides in Dansville. She explained that she is somewhat familiar with the Special Use Permit process as she also runs a salon out of her current home there. Ms. Conroy stated that she has three children under the age of five and only does hair part time. She anticipates there being only one to two extra vehicles in the driveway while she is working. At this time, Ms. Conroy presented the Board with a sketch map of the property including where vehicles will be parked and where the salon is located in the house. As depicted on the sketch, the driveway is large enough to accommodate the extra vehicles. The salon is located near the back of the house; therefore all customers will be entering through a back entrance.

Ms. Conroy continued by explaining that she does not have any employees, she works approximately twenty hours a week mostly evenings and Saturdays. The Board asked if there would be any deliveries. Ms. Conroy stated that she does not get deliveries of products, but instead goes to a supply store to purchase them. She continued by stating that she believes there may be two extra vehicles due to customers arriving early, but that she only schedules one customer at a time in half hour increments.

M. Venturino asked if the driveway was double or single wide. Ms. Conroy stated that she believes there is room for a total of five vehicles in the driveway as there is a parking area to the right of the garage. M. Venturino continued by asking if Ms. Conroy anticipated vehicles blocking each other in. Ms. Conroy stated that she did not.

As the property is not owned by Ms. Conroy at this time, a letter is required stating that she is in the process of purchasing it. The letter should include the approximately date of closing. Ms. Conroy did not have a problem supplying this to the Board and stated that she believes they take early possession on or about June 1st.

Ms. Conroy has also distributed a potential sign design. CEO Wadsworth briefly reviewed it and believed that what is being presented is over what is allowed. Ms. Conroy stated that she was not aware of what the regulations were, but can make the sign smaller. CEO Wadsworth stated that the sign regulations only allow up to a two square foot sign. Ms. Conroy did not have a problem with this.

The special use permit public hearing will be scheduled for the June meeting, with a date yet to be determined. Ms. Conroy thanked the Board and left the meeting.

9. Phantom Fireworks Sparkler Sales - Geneseo Square/Movie Theater Parking Lot – Lakeville Road:

Charles Sinclair, Zone Manager, Phantom Fireworks appeared before the Board for temporary site plan modification for sparkler sales in a tent in the Geneseo Square/Movie Theater parking lot. Mr. Sinclair stated that he had spoke with CEO Wadsworth and had originally planned to hold the tent down with water barrels, but will now be staking the tent into the parking lot. CEO Wadsworth stated that the proposed signage does not meet Code requirements.

The 20' x 40' tent will be placed in the North West corner of the parking lot and the 8' x 20' storage unit will be placed directly south of the tent. The Board wondered if the location was chosen by Phantom or by the property owner. Mr. Sinclair stated that the location was determined by the property owner so as to not upset any of the tenants in the building.

Regarding the proposed signage Chair Woods asked how many signs were being proposed. Mr. Sinclair stated that they were hoping for all five signs as submitted on May 10th. However, Mr. Sinclair stated that he was present tonight for discussion regarding signage for Keystone Novelties and TNT/American Promotional sparkler sales within the Village, therefore would be willing to go down to three signs instead of the five presented, preferably the 16' x 5' for the top of the tent and two small 8' x 3' signs for each short end of the tent.

CEO Wadsworth stated that per his assessment all proposed signage is over what is allowed by Code and that he would ask the Board to use the approvals granted previously tonight for Keystone and TNT/American Promotions as a guide. Mr. Sinclair stated that he is willing to work with the Board.

Further discussion revolved around where the tent is placed and why signage was being requested on all three sides facing Route 20A in some direction. Mr. Sinclair stated that he had asked the property owner if he could cut some limbs of the trees along the front of the property line that will be blocking the tents view, which they were not in favor of. The Board however, agreed that the tent alone would catch people's eye whether they are traveling east or west on Route 20A/Lakeville Road.

With no further discussion K. Cylke moved to approve temporary site plan modification for a tent and storage unit for sparkler sales in the Geneseo Square Plaza parking lot from June 15, 2017 through July 8th. Sparkler sales will begin around the 20th of June and will be done on the 5th of July. The tent and storage unit will be removed no later than July 8th. C. Kruppner seconded the motion and the motion passed with ayes from all.

Further discussion on signage included the size of the tent and what would be allowed per Code, noting that the tent is 40' long by 20' wide with a total of 800 square feet, which would allow up to an 80 square foot sign, but the maximum in the MU-2 Zoning District is 40 square feet. The Board asked Mr. Sinclair if one sign up to a maximum square footage of 40 square feet placed on the side of the tent facing Route 20A/Lakeville Road would work. Mr. Sinclair stated that he would need to look into it and get back to the Board.

Chair Woods stated that no action tonight would mean no signage until at least the next meeting. D. Farthing stated that she is willing to establish a limit of no more than 40 square feet for a sign to be placed on the north side/Route 20A/Lakeville Road side of the tent. All others were also in agreement. Mr. Sinclair was disappointed that this is all the Board would allow. The Board noted that the Village has very stringent sign regulations. Mr. Sinclair asked if the size and placement of the sign was being determined by temporary sign regulations or permanent sign regulations. The Board noted that the Code does not distinguish between temporary and permanent signage for these types of events.

Mr. Sinclair stated that he would need to go back to the Company and tell them what is allowed. Chair Woods suggested that the Board approve something now based upon what is being presented and what is allowed.

With no further discussion, D. Farthing moved to approve a temporary banner sign for Phantom Fireworks for the north side/Route 20A side of the temporary tent for the sale of sparklers and sparkling devices not to exceed 40 square feet in size and to match one of the designs submitted on May 10, 2017. C. Kruppner seconded the motion and the motion passed with ayes from all.

10. Wal*Mart Supercenter – Grocery Pickup Site Plan Modification:

Daniel Backstrom, SGA Design Group based out of Tula, Oklahoma appeared before the Board for site plan modification for the addition of a canopy, signage and renovations to Wal*Mart for Grocery Pickup. Stephanie Minguez, SGA Design Group attended last month, but was not able to attend this month.

As discussed at the April meeting, the Board had several concerns, one being traffic flow through the parking lot on the east side of the building. To eliminate this cut through, they are proposing to add additional island space and connect the canopy to the building. The cut through will still be there, just rerouted through the parking lot further east. They have also cut down the number of spaces from eight to six all under the canopy. Previously six were under the canopy and two were on the north side of the canopy.

Mr. Backstrom stated that the canopy now matches the building in color and design. White lettering would be painted on the canopy. M. Venturino asked about safety related signage such as clearance height. Mr. Backstrom stated that that has not yet been added to the design presented.

Chair Woods asked if the direction of pickup has been changed to include entering from either direction. Mr. Backstrom stated that customers will be directed to enter from the west facing east and in front of each parking stall will be a parking space number and phone number to call to let grocery pickup employees know you have arrived.

C. Kruppner was concerned about traffic flow which appeared to be turning several times to get to the grocery pickup area. CEO Wadsworth stated that the Fire Chief had these same types of concerns in relationship to emergency equipment getting in and out. Mr. Backstrom stated that the drive aisles would be for two way traffic.

The Board applauded SGA Design Group with coming back with a sketch plan like this that matches the existing building in color and design. Mr. Backstrom thanked the Board and stated that they would hope to gain conceptual approval tonight.

Chair Woods reminded the Board that a public hearing for site plan modification was not a requirement, but with the significant changes being made the Board may want to consider scheduling

a public hearing. However, now that the safety concerns have been addressed and the design and color scheme match that of the existing building, the Board may want to waive the public hearing.

D. Farthing asked if proper drainage has been provided for in the roof of the canopy. Mr. Backstrom stated that the canopy has been designed with snow load in mind along with integrated downspouts and gutters.

Further discussion regarding signage was that all signage match the style and color on the existing building. However, it was noted that any additional signage would need a variance as the first set of signs needed one and the second set when they reduced some signage also needed one. Directional signage would need to be apart of the overall sign package. The Board recommended that Mr. Backstrom contact Engineer Rappazzo for guidance in preparing the sign packet and area variance request.

Mr. Backstrom asked what they could do in the interim as SGA Design Group did hear that the store manager had put signage up prior to obtaining any approvals. Mr. Backstrom stated that they are hoping to place some traffic control devices, including signage and pavement markings on a temporary basis until approval is granted and the canopy can be constructed. CEO Wadsworth noted that temporary signage is allowed for up to two weeks, but would ask that if something more is requested, the Board take some type of action tonight. He also stated that he does not believe the Code has any language in regards to pavement markings.

Engineer Rappazzo stated that traffic control devices are just that traffic control devices such as what is used by highway workers and as long as they do not have any signage would be okay to install in appropriate areas with approval.

Chair Woods asked for Attorney Reynolds advice on this matter. Attorney Reynolds stated that as what is being proposed in the interim is temporary, he believes that with Planning Board approval Engineer Rappazzo could guide and oversee what they would like to install. Chair Woods asked Engineer Rappazzo if he would be willing to take on this responsibility. Engineer Rappazzo stated that he was willing.

With no further discussion, M. Venturino moved to approve temporary site plan modification for Wal*Mart for the grocery pickup area to include temporary traffic control devices, and temporary signage denoting the parking spaces and any pavement markings which will be removed from the pavement at such time the certificate of compliance is issued for the canopy or prior to December 31, 2017 which ever comes first. Any permanent signage and directional signage will need to be included in an overall sign package to be reviewed/approved by the Zoning Board of Appeals. K. Cylke seconded the motion and the motion passed with ayes from all.

With no further discussion, D. Farthing moved to approve conceptual sketch plat approval for the addition of a canopy for grocery pickup at the Wal*Mart Supercenter. C. Kruppner seconded the motion and the motion passed with ayes from all.

11. DePaul Geneseo Apartments – No # Megan Drive:

Attorney Jonathan Penna, Partner, Nixon Peabody appeared before the Board on behalf of DePaul Geneseo Apartments proposed for Megan Drive. Attorney Penna introduced the team:

Attorney Daniel Brennan, Associate, Nixon Peabody
Michael Seaman, Vice President, Christa Construction
Dawn Aprile, Dawn Aprile Holdings LLC, Property Owner
Gary Smith, Engineer, Parrone Engineering
Joe Gibbons, Architect, SWBR Architects

In November 2016, DePaul appeared before the Board with a design layout that required a variance. A variance was applied for and DePaul appeared before the Zoning Board in March 2017. The Zoning Board raised many concerns including the percentage of variance requested. That

meeting was tabled until the April 2017 Zoning Board of Appeals meeting. However, the variance application was withdrawn by the applicant on March 16, 2017.

The applicant is now proposing to construct six new two story residential buildings, and other related site plan improvements. The project will consist of sixty new apartments with ten units per building. Attorney Penna stated that he does not believe this revised plan requires any variances.

Joe Gibbons, Architect, SWBR Architects continued by stating that the proposed design includes a cul-de-sac with two types of buildings, Type A and Type B. There will be one Building Type A which will be two story with ten apartments, an elevator and community room. There will be five Building Type B buildings each two story with ten apartments, five on each floor. Fifty five of the sixty apartments will be one bedroom and five of the sixty apartments will be two bedrooms each. Per Code requirement, there will be sixty parking spaces, one parking space for each apartment. Sidewalks are proposed for both sides of the cul-de-sac from Ryan Drive. Two dumpster enclosures are proposed on each side of the cul-de-sac. Building Type A will also have a patio and seating area. Other shelter and seating areas have been provided on each side of the cul-de-sac.

Gary Smith, Engineer, Parrone Engineering continued explaining that the property will be serviced with a domestic water line and sprinkler system line. A hydrant will be located at the end of the cul-de-sac. A landscaped bio-retention area is proposed in the grassy area of the cul-de-sac and stormwater management facilities will be located around the property that will discharge into Jaycox Creek. Ten handicap parking spaces are being provided. All lighting will be dark sky compliant shoebox LED down lighting. Per Code requirements recreational areas are provided on the north and south sides of the property.

Chair Woods asked if a Stormwater Pollution Prevention Plan (SWPPP) will be required. Engineer Rappazzo stated that it is a requirement.

The property consists of 30.6 acres on both sides of Megan Drive with the proposed subdivision being a two lot subdivision 6.53 acres for this project with the remainder being 24.07 acres. The developers are hoping that the subdivision and site plan processes can go hand in hand. The Board agreed that this is what they prefer.

Chair Woods stated that previous discussion the Board had with DePaul included applying for a State Housing Grant and asked what the status of that is. Attorney Penna stated that they have been awarded the grant. The Board asked what this meant for the CDS Housing Project proposed for the Town of Geneseo. Attorney Penna stated that as far as he was aware that project did not receive any funding under this grant, but did not have any further information.

Chair Woods explained that DePaul Representatives and Town/Village Officials have started negotiations regarding the PILOT (Payment in Lieu of Taxes) program and that DePaul feels as though this program is the best for all parties involved.

At this time, Mr. Gibbons displayed a preliminary colored rendering of what a building may look like with different colored vinyl siding, brick work, accent pop out areas and asphalt roof shingles.

Mr. Smith continued by stating that they are proposing 73% greenspace, which includes 30% landscaping in the parking areas, which is in excess of Code requirements. Only 27% of the lot will be covered by impervious surfaces, less than 50% lot coverage maximum under Code. Landscaping, including landscaped screening along the property lines and recreating areas will also be included. All setback requirements are also being met along with height requirements.

D. Farthing asked about HVAC (Heating, Ventilation and Air Conditioning) units. Mr. Gibbons stated that each apartment will have their own furnace and condensing units. The community building will have its own generator, which will be located next to the dumpster.

Chair Woods asked if any thoughts have been given for future access to the undeveloped areas especially to the east. Dawn Aprile, Dawn Aprile Holdings LLC, Property Owner stated that she does

not have any just yet, but that the land to the North could be developed and potentially be accessed through Thorn Apple Lane.

C. Kruppner commented that only sixty parking spaces are being provided for with a total of sixty apartments. Attorney Penna stated that per Code requirements only one spot per apartment is required and noted that in other DePaul projects, all sixty spaces have not been utilized. Chair Woods commented that there are discussions taking place with the Code Update committee to increase that number, but that would not affect this project.

M. Venturino commented that in the submittal letter from Nixon Peabody Attorneys at Law dated May 9, 2017, it stated that the apartments will be targeted for occupancy by seniors, however all buildings are two story buildings and only one of the six have an elevator. Attorney Penna stated that the majority of their tenants will be seniors, but they also target veterans and those with disabilities. Attorney Penna also stated that 50% of their apartments are handicap accessible. Chair Woods asked if all residents would be receiving some type of services. Attorney Penna stated that maybe half of them would be.

Mr. Gibbons continued by stating that DePaul has 24/7 on site coverage, concierge type service housing specialists, shuttle service and security personnel. Housing Specialists assist tenants by linking them to community supports and help them maintain their independence and prevent homelessness. D. Farthing asked if extra parking should be provided for this shuttle service and Chair Woods commented that a school bus stop/area transportation stop should be included in the plan. Attorney Penna stated that they are not anticipating any children, therefore do not see the need for a school bus stop and that they are not proposing any playground area. Chair Woods understood this but also stated that things happen and this should be taken into consideration. Attorney Penna stated that fifty-five of the proposed sixty apartments would be one bedroom so did not foresee the need to accommodate a bus stop or playground.

D. Farthing asked about lawn care and the need for an out building for other maintenance equipment. Mr. Gibbons stated that there will be a building located next to the dumpster/generator enclosure next to the community building for this type of equipment. D. Farthing asked about dumpsters and dumpster locations. Mr. Gibbons stated that two dumpsters are being provided, one to the north of the cul-de-sac and one to the south of the cul-de-sac. D. Farthing wondered if more dumpsters would be needed as only two dumpsters for five building does not seem like it is enough especially for those two buildings closer to Megan Drive. Mr. Gibbons stated that DePaul has a program where tenants can have their garbage picked up and brought to the dumpsters so did not see the need for more dumpsters.

Chair Woods asked about sidewalks. Mr. Smith stated that a sidewalk is proposed for both sides of the street and around the entire cul-de-sac in front of the buildings. The Board voiced concern about there not being a sidewalk proposed for Megan Drive. Chair Woods noted that walkability/sidewalks are a high priority for the Village. Mr. Smith stated that there is a sidewalk on the west side of Megan Drive but there is no room within the right-of-way to put one on the east side also. The Board expressed the need for a sidewalk on the east side. Mr. Smith stated that trees would need to be removed which he did not think the Village would be in favor of. The Board agreed that a sidewalk could be installed some how. Mr. Smith also stated that he was not sure what the purpose of a sidewalk on the east side of the road would serve as pedestrians would still need to cross Megan Drive or walk on the shoulder of the road as the sidewalk ends. Chair Woods stated that further discussion would need to take place regarding sidewalks on Megan Drive. Attorney Penna stated that they can look at different ways to extend the sidewalk on their property to Megan Drive, but agreed with Mr. Smith in regards to the concerns about placement.

Ms. Aprile commented that she was glad that the Board is open to the redesign. She also is in favor of the idea of sidewalks and making the Village more walkable. Chair Woods stated that the

need for a trail network in the Village has been a multi-year discussion and if there is any way this project could further that reality; it would be a benefit to the entire community.

M. Venturino stated that he is concerned about this size of this project. The Board has heard from both the Police Chief and Fire Chief in regards to the significant impact this project will have on Police, Fire and Emergency Medical Services. The impact of such a development with the targeted tenants being seniors, veterans and those with disabilities will increase the need for personnel the Police and Fire Department do not have and will go beyond just those departments. Attorney Penna stated that DePaul operates with a team of staff, that are available 24 hours a day 7 days a week, with security cameras located all over the property and front desk assistance before the need arises to the level of needing to call 911. Attorney Penna stated that this property is not going to be tax exempt and that the PILOT program helps provide to those departments that provide the services.

Attorney Penna stated that their goal tonight is to obtain conceptual approval with the understanding that an official application will be submitted for subdivision and site plan review in the near future.

With no further discussion, D. Farthing moved to approve conceptual subdivision and site plan review for DePaul Geneseo. C. Kruppner seconded the motion. There was no further discussion. The vote was as follows: D. Farthing – aye, M. Venturino – nay, K. Cylke – nay, D. Woods – aye and C. Kruppner – aye. Motion passed with a 3-2 vote.

12. Code Enforcement Office Report:

Per CEO Wadsworth's monthly activity report through May 23, 2017:

"Since last month, I have kept a running record of all my office calls, emails, contacts, inspections, site visits and other items. This will be added to this letter with reports from the Williamson Law Book program on permit, violations and other items.

11 – Building Permits Issued

7 – Inspections in conjunction with permits

2 – Building Permits Closed

16 – Other Permits Issued

5 – Violations processed

1 – Formal Complaint

26 – Note Pages

0 – Commercial building plans submitted

1 – Residential building plans submitted

"The rental housing program is still a major concern. Alan and I have spent some time going through all the paperwork in the office and updated the Excel Spreadsheet maintained by Aprile and which seemed to be the most current document on what properties were in the program, who the current contact and owner is, and when the last inspection and registrations were done. There are huge gaps in the information we have. The next step will be to compare what is in the files at the town and then start scheduling inspections. It is clear the program suffered since Dean left and we are picking up the pieces as quickly as possible while serving the rest of the needs of the community. We also continue to correct errors in the WLB program and other records. I will be getting information this week on new file cabinet units to be placed as discussed to move the Village files to 119 Main Street from the Town Offices. This will increase our response time and improve the correction and retention of our records tremendously. "

CEO Wadsworth continued by stating that the Dunkin' Donuts' Rochester Hospitality Management Group President submitted building plans this morning. Through the Village's

application for a clean energy grant, these plans will be submitted to TY Lin International for review for energy efficiency.

As mentioned in the written report, approximately 175 Rental Properties within the Village need to be inspected this summer.

CEO Wadsworth stated that he is grateful for the assistance of CEO Alan Rudgers that the Village hired in the fall and has kept on since. CEO Wadsworth stated that he has completed four of the six required Code classes of which will be completed by the end of July.

A sidewalk permit application has been submitted for review by Bar-Eat-O. CEO Wadsworth's concern in issuing the permit is with the liability of serving alcohol on a Village owned sidewalk. It was noted that the Big Tree Inn serves alcohol also outside, but that is done completely on their property and not the Village's. As a side note, Chair Woods asked if the Big Tree Inn had contacted CEO Wadsworth regarding their proposal for a new building or addition to the existing Big Tree Inn Building. CEO Wadsworth stated that they had not.

An on site meeting has been scheduled for tomorrow Thursday, May 25th to go over punch list items in order for Mr. VanEpps to get Phase II dedicated to the Village. CEO Wadsworth stated that he has spoken with a couple of constituents living in or near the Cedarwood Estates subdivision about work going on in Phase II or Phase I near the pond, which there is nothing much he can do about it considering most of the work is in relationship to getting Phase II ready for dedication.

13. Town Planning Board Report:

David Woods reported that the Town Planning Board last met on May 8th. Discussion continued regarding the proposed development on the corner of Route 20A/Lakeville Road and Volunteer Road, the former Lowe's site. D. Woods stated that this is the first big project to fall under the Town's new Zoning Code. No formal action has been taken on this project.

14. Village Code Update:

Chair Woods reported that he, Deputy Mayor Sandy Brennan, CEO Wadsworth and Secretary Mack met on Monday, June 22nd in relationship to getting the Code updated as previously discussed. Parking requirements have already been reviewed by the committee and updates are being proposed that include one parking space per bedroom instead of one parking space per apartment. This would be for all new projects once the revisions have been approved by local law, therefore, the proposal earlier from DePaul would still be under the current Code Requirements.

15. June Meeting Date:

Chair Woods reminded the Board that he is not able to attend the Wednesday, June 28th regularly scheduled meeting and that D. Farthing has stated that she is not able to attend any meetings at all that week. Further discussion revealed that the Board may want to consider holding the meeting on Tuesday, June 27th instead. With no further discussion, M. Venturino moved to reschedule the Wednesday, June 28th Planning Board meeting to Tuesday, June 27th at 4:30pm. K. Cylke seconded the motion and the motion passed with ayes from all.

16. Meeting Closed:

With no further discussion, K. Cylke moved to close the meeting at 7:29pm. M. Venturino seconded the motion and the motion passed with ayes from all.

Aprile S. Mack, Secretary