

Town of Geneseo Zoning Board of Appeals

PEMM, LLC. Bruckel

Public Hearing

Property Address: 4310 Lakeville Rd., Geneseo, NY 14454

Tax Map: #55.-1-6.1.

February 13, 2024 @ 7:00 PM

Members Present:

John Maxwell, Chair

Ken Book, Member

Mike DaBramo, Member

Donald Kearney, Member

Carolyn Meisel, Member

Michael Millard, Alternate Member

Other Town Representatives Present:

Debbie Streeter, Clerk/ZBA Secretary

Applicant(S): Joshua Bruckel, President of the Board PEMM and Don Mills, Executive Director

Public Present: None

Chair Maxwell called the February 13, 2024, meeting to order at 7:04 PM.

Chair Maxwell requested members review and vote on the January 9, 2024, meeting minutes. Member Meisel made a motion to accept the January 9, 2024, Zoning Board of Appeals Minutes as presented. Member Kearney seconded. With no further discussion, motion passed with ayes from Chair Maxwell, D. Kearney, M. DaBramo, C. Meisel, and K. Book.

The Public Meeting was opened at 7:09 PM by Chair John Maxwell. Josh Bruckel and Don Mills were invited to the table. Chair Maxwell stated that the property did not have flags or markers to show property boundaries. Members of the board had visited the site but could not see where the changes are for the addition of two (2) car wash bays.

Chair Maxwell stated that the **County Planning Department** has reviewed this application and determined that it has no significant Countywide or inter-municipal impact with regard to existing County plans, programs, and activities. Decision for the application is up to the Town Zoning Board. We have included the following comments for consideration:

"The Applicant should ensure that any building or activity that is located closer to Morgan View Road than the current car wash building does not interfere with site lines up and down

Morgan View Road for traffic on that road or for vehicles turning onto or off of Morgan View Road."

Chair Maxwell stated that this application was determined to be a Type II action, and SEQR is not required per # 16 of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Josh Bruckel presented the project which included adding two (2) more car wash bays to the existing car wash requiring an east side yard area variance. Car wash will offer a loyalty program membership for all bays.

Member Book has concerns with adding two bays. Parking for Dunkin Donuts is terrible. Could you have three (3) bays instead of four (4)? Josh Bruckel response was if a bay goes down on a busy day give a better opportunity for customers to get cars washed.

Don Mills explained that the new bays will be the same as already exists. There could be two (2) brush and two (2) touchless or three (3) touchless and one (1) brush.

Discussion continued with the amount of variance needed, number of bays, turning the car wash 90 degrees, or building on the property owned by the developer behind the current car wash.

The Board needs more information from the applicant. The applicant needs to mark the property. Board members will revisit the site after it staked.

Chair Maxwell read the letter from Joanne Harris, 5307 North Point Drive, Geneseo, NY 14454 who opposed to grant the variance need to expand the existing car wash.

Chair Maxwell Shared the letter and matrix from Gary Mix with the board.

Chair Maxwell asked if there are anymore comments from the board. With no other comments called for a motion.

Member Meisel made a motion to table the public hearing until February 27, 2024, at 7:30 PM. Member Book seconded the motion. With no further discussion, motion passed with ayes from Chair Maxwell, D. Kearney, M. DaBramo, C. Meisel, and K. Book.

There being no other new business Member Meisel made a motion to adjourn at 8:14 PM. Seconded by Member Kearney. Motion carried with ayes from Chair Maxwell, D. Kearney, M. DaBramo, C. Meisel, and K. Book.

Respectfully Submitted,

Debbie Streeter Deputy Clerk Secretary

ds enclosures

Joanne Harris Letter

Gary Mix Letter and Matrix