

**Planning Board  
Special Meeting  
Thursday, May 30, 2024**

**Members Present:**

Rob Deming, Chair  
Allison Levey, Member  
Jeff Crane, Member  
Mary Kummer, Member  
Dori Farthing, Member

**Village Representatives Present:**

Shawn Forrester, Deputy Clerk/Treasurer  
Craig Wadsworth, Code Enforcement Officer  
Ericka Elliot, Village Attorney

**Applicants/Public Present:**

Amanda Lombardo, 16 Main Street, LLC  
Charles Grieco, 6 Main Street, LLC  
Gretchen Crane, Geneseo  
Sally West, Geneseo  
Marilyn Dragani, Geneseo  
Rocco Dragani, Geneseo  
Sarah Heitzman-Nolte

**1. Open meeting:**

Chair Deming called the meeting to order at 5:39pm, with apologies for the late start.

**2. 16 Main Street, LLC:**

Chair Deming explained the purpose of the meeting, as well as the criteria to make a decision. It is noted that SEQR was not addressed at the original hearing. Member Farthing moved to appoint the Village of Geneseo as Lead Agency. Member Crane seconded. With no further discussion the motion passed with ayes from all.

Member Farthing moved that based on the information and analysis, and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts, therefore granting a negative declaration for the application. Member Crane seconded. With no further discussion the motion passed with ayes from all.

At this time the Board reviewed and discussed each of the criteria for a special use permit.

- a. *The proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Village's long-term planning goals and this chapter.*

The Board discussed the Village code and the 2022 Comprehensive Plan and whether they felt an inn fit with the goals of the plan, as well as a commercial business in a residential area. The discussion continued with the prospect of a bar and/or restaurant on the premises. Attorney Grieco stated that Mr. Castelli would agree to a condition of not having a bar/restaurant.

- Chair Deming: Disagreed. Based on the code and the Comprehensive Plan is contradicting
- Member Farthing: Agreed. Without a bar/restaurant. The “people use” does fit but the potential of a bar/restaurant does not.
- Member Crane: Agreed. Based on the Comprehensive Plan but with the condition of no bar/restaurant.
- Member Kummer. Agreed. With the condition of no bar/restaurant.

- b. *The Board was split equally (2-2) in its assessment of whether the proposed building, hours of operation, use, or intensity of operation involved will or will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.*

There is discussion regarding the impact on adjacent properties.

- Chair Deming: Disagreed. Concerns over parking and number of lodgers.
- Member Farthing: Agreed. Only Parking would be a concern.
- Member Crane: Disagreed. Will impact adversely, there are a lot of single-family homes, no other commercial properties.
- Member Kummer: Disagreed. Will impact the adjacent properties.

- c. *The proposed building or use will not be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with or devalue the development and use of neighboring property in accordance with the applicable district regulations.*

There is discussion regarding how the use may devalue adjacent properties.

- Chair Deming: Agreed. No concrete evidence of devaluing.
- Member Farthing: Agreed. Without assessment data cannot say it will or will not devalue properties.
- Member Crane: Agreed. Only conjecture on where or not it will devalue other properties. House blends well with neighborhood.
- Member Kummer: Agreed. Without assessment data it is hard to say.

- d. *The proposed building or use will be adequately served by essential public facilities and services.*
  - The board agrees the building will be adequately served.
- e. *The proposed building or use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use.*
  - Chair Deming: Agreed. There are no set standards.
  - Member Farthing: Agreed. It is an approved special use in the area.
  - Member Crane: Agreed. An Inn is an allowed special use no other standards.
  - Member Kummer: Agreed. It is an approved special use in the area.
- f. *All steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.*

There is much discussion regarding screening.

- Chair Deming: Disagreed: Has concerns over fence.
  - Member Farthing: Disagreed: Building has been suitable to Main Street, fits character, but not the backyard.
  - Member Crane: Disagreed: Concerns over North and South adjacent properties. Possibly add a fence.
  - Member Kummer: Disagreed: Concerns over North and South adjacent properties. Possibly add a fence.
- g. *Where requested, a performance bond or other suitable financial guaranty will not need to be provided to assure compliance with the conditions of the special use permit.*

There is discussion regarding a performance bond vs a certificate of occupancy. As well as the need to bring the property up to current standards for an inn.

- The Board agrees that a Certificate of Occupancy would satisfy.
- h. *In the review and approval of special use permits, the following additional factors were considered, and it was determined that:*
    - 1. *The Board was split equally (2-2) in its assessment of whether the Application has general conformance with the Village of Geneseo Comprehensive Plan and its long-term planning goals and guidelines for development associated with them.*
      - Chair Deming: Disagreed. Single family property - not commercial.
      - Member Farthing: Agreed. Without a bar/restaurant. The people use does fit but the potential of a bar/restaurant does not.
      - Member Crane: Agreed. Based on the Comprehensive Plan but w/ the condition of no bar/restaurant.
      - Member Kummer. Disagreed. Does not conform.

**2. The application have consistency with development standards and guidelines of the zoning district in which it is located.**

- Chair Deming: Agreed
- Member Farthing; Agreed. It is an allowed special use
- Member Crane: Agreed. Residential district allowed use.
- Member Kummer. Agreed.

**j. With respect to the criteria for the review of site plans enumerated in Article XIV of the Zoning Code.**

- The Board agreed this is not applicable.

At this time the Board voted on the Special use application for 16 Main Street.

- Chair Deming: Disagreed. Because of items A, B & H an inn does not fit.
- Member Farthing: Agreed. With conditions.
- Member Crane. Agreed. With reservations about the effect on neighbors and with conditions.
- Member Kummer. Agreed. With conditions.

The conditions are as follows:

1. Screening to be installed on the Rear North Side of the property, the length of the parking lot. Screening type to be determined by the Code Enforcement Officer, with input from the neighbors and applicant.
2. There would not be a bar and/or restaurant on the property.
3. Proof that the property is compliant with chapters 10, 12 and any other applicable chapters of the Village Code.

**3. New/Old Business:**

None reported.

**4. Close Meeting:**

With no further business or discussion. Member Crane moved to close the meeting. Member Kummer seconded. The meeting was adjourned at 6:53pm with ayes from all.

*Shawn Forrester*  
*Deputy Clerk/Treasurer*