

**Planning Board
Regular Meeting/Public Hearing
Thursday, June 27, 2024**

Members Present:

Dori Farthing, Acting Chair
Allison Levey, Member
Mary Kummer, Member

Village Representatives Present:

Shawn Forrester, Deputy Clerk/Treasurer
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, Village Engineer

Applicants/Public Present:

Joel Chenaille, Thompkins Bank
Carolyn Meisel, Wadsworth Library
Mike DaBramo, Wadsworth Library
Aurelio Mendoza, Geneseo
Judy Mendoza, Geneseo
Justin Lattierre

1. Open meeting:

Chair Farthing called the meeting to order at 4:31pm.

2. Minutes:

The minutes from the May 23, 2024, meeting were reviewed. Member Levey moved to accept the minutes as presented. Member Kummer seconded. With no further additions, corrections, or discussion the minutes were accepted with ayes from all. The minutes from the May 30, 2024, special meeting were reviewed. Member Levey moved to accept the minutes as presented. Member Kummer seconded. With no further additions, corrections, or discussion the minutes were accepted with ayes from all.

3. Sign Permit – Thompkins Bank:

Joel Chenaille appeared to present the sign application for Thompkins Bank. He explained that the sign was not changing, the frame and lighting were being refreshed. There is discussion regarding the update and light spillage. Member Kummer moved to approve the Sign Permit Application for Thompkins Bank, 11 South Street, as presented. Member Levey seconded. With no further discussion, the motion was approved with ayes from all.

4. Initial Site Plan Review – Wadsworth Library:

Mike DaBramo and Carolyn Meisel appeared to present their proposed plan to sub divide the property at 53 Second Street with Christ Community Church's plot at 53 Second Street and demolish the old house and create a parking area that could be used by the Library, Museum and Church. It is noted that SHPO would not object to the houses' removal providing no government funding was used for the project. There is discussion regarding utilities and drainage. There is much discussion regarding the demolition of the house for parking and the existing unused parking across the street.

Engineer Boorsma noted that the project would need to go before the ZBA for an area variance. He also noted that more detailed plans showing drainage, grading, lighting, utilities and landscape would be necessary. Mr. and Mrs. Mendoza noted their support for the project that would be next to their home.

It is noted by the Board that more data is necessary to proceed. The next step would be to appear before the ZBA.

5. Site Plan Review - Walmart:

Justin Lattierre appeared to present Walmart's plan to expand the grocery pick up area. He stated that the 3400 sq ft expansion would improve the pickup operations as well as update parking and the traffic conditions to improve safety for the employees and customers. There is discussion regarding lighting, traffic flow, signage for the pickup area as well as the new proposed signage for the entire building.

Engineer Boorsma noted that the project would need to go before the ZBA for an area variance for the gross square footage of the building.

Next steps would be the August ZBA meeting followed by a Planning Board public hearing.

6. Code Enforcement Update:

Building Permits Issued – 9

Inspections in conjunction with open permits – 29

Building Permits closed – 13

Other Permits issued – 24

Violations processed – 2

Complaints – 1

Commercial building plans submitted – 2

Residential building plans submitted – 0

FOIL requests – 0

- Noyes expansion continues
 - Sidewalk work landscaping finishing
 - Roadwork close to completion, Traffic light infrastructure mid-July
- Car Wash project continues
 - Landscaping and exterior work in progress
 - Waiting on Electrical hook up
- McDonald's sign completed
- Wal-Mart roofing project in progress
- Self-Storage project finishing up
- Violations: Avoidable alarms
- Complaint: Exterior conditions (hedges over sidewalk)

7. New/Old Business:

There may be a new operator for the Big Tree Inn.

8. Close Meeting:

Meeting was closed at 6pm.