

## Planning Board Regular Meeting – Thursday, August 22, 2024

### **Members Present:**

Chair Rob Deming  
Member Jeff Crane  
Member Mary Kummer  
Member Alison Levey

### **Village Representatives Present:**

Shawn Forrester, Clerk/Treasurer  
Craig Wadsworth, Code Enforcement Officer  
Ericka Elliot, Village Attorney  
Jeff Boorsma, Village Engineer

### **Others Present:**

Steven Sprecher, Geneseo  
Susan Sprecher, Geneseo  
Geoff Staley, Geneseo  
Eddie Lee, Geneseo  
Annabella Massimiro, Rochester  
Todd Etshman, LCN News

April Haynos, Big Tree  
John Stranko, Big Tree  
Justin L Lattierre, Walmart  
Don Livingston, Geneseo  
Kathy Carr, Geneseo

### **1. Open Meeting:**

Chair Deming called the meeting to order at 4:36pm.

### **2. Minutes:**

The July 25, 2024, minutes were reviewed. *Member Kummer moved to accept the minutes as presented. Member Levey seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

### **3. Sign Permit:**

No one is present from Anderson Family Jewelers. The Board reviewed the application, CEO Wadsworth noted that the sign was within the code and had carved letters. *Member Levey moved to approve the sign permit for Anderson Family Jewelers, 86 Main Street. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

### **4. Sign Permit:**

No one is present from Mar-Velous Hair Studio. The Board reviewed the application, CEO Wadsworth noted that the sign conformed to the code and had craved lettering. *Member Levey moved to approve the sign permit for Mar-Velous Hair Studio, 26 E South Street. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

### **5. Public Hearing:**

*Member Levey moved to open the public hearing for the Walmart expansion. Member Kummer seconded. The public hearing opened at 4:38pm, with ayes from all. Justin Lattierre was present*

to explain the plan to improve operations, as well as customer and associate safety in the pickup area. Crosswalks and signage were to be improved as well. Engineer Boorsma noted that the plan did not affect impervious surface coverage. There was much discussion regarding the proposed new signage.

At this time chair Deming opened the hearing to the public.

Steve Sprecher questioned how the addition would affect traffic flow.

Susan Sprecher had concerns over pedestrian safety.

It was noted that the traffic flow/ingress/egress would not be changed, and crosswalks were to be added for safety.

Eddie Lee questioned the congestion on Volunteer Road and if there had been a traffic study. He also questioned the net increase in parking.

It was noted that a traffic study was not done, it was a small addition to improve the store functionality. It was further noted that there would be a decrease in parking.

The Board continued the discussion with how many people use the pickup area, as well as the proposed new safety implementations.

Chair Deming then asked for any further questions or comments. Hearing none. *Member Levey moved to close the public hearing. Member Kummer seconded. With no further discussion the public hearing closed at 4:49pm with ayes from all.*

The Board continued their discussion regarding the banner and signs. It was decided that since the signs did not contain any branding, they were considered directional signs. It was also noted that all banners were only allowed to be up for 30 days per the Village Code.

Chair Deming noted that the County Planning Department had reviewed this application and determined that it has no significant Countywide or intermunicipal impact in regard to existing county plans, programs, and activities. Therefore, approval or disapproval of this application is a matter of local option.

At this time the Board answered the 12 SEQR questions.

- Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  
*All - No*
- Will the proposed action result in a change in the use or intensity of use of land?  
*All - No*
- Will the proposed action impair the character or quality of the existing community?  
*All - No*
- Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?  
*All - No*
- Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?  
*All - No (Small)*
- Will the proposed action cause an increase in the use of energy, and fail to incorporate reasonably available energy conservation or renewable energy opportunities?  
*All - No*

- Will the proposed action impact existing: Public/Private water supplies?  
*All - No*
- Will the proposed action impact existing: Public/Private wastewater treatment utilities?  
*All - No*
- Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?  
*All - No*
- Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?  
*All - No*
- Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?  
*All - No*
- Will the proposed action create a hazard to environmental resources or human health?  
*All - No*

*Member Levey 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.*

*Member Levey moved to approve the site plan for Walmart 4235 Veteran Drive. Member Kummer seconded. With no further discussion the site plan was approved with ayes from all.*

## **6. Public Hearing:**

*Member Levey moved to open the public hearing for A & J Hospitality Ventures, LLC d/b/a Big Tree Inn. Member Kummer seconded. The hearing opened at 5:02pm with ayes from all.*

April Haynos was present to explain that they wished to reopen the Big Tree Inn. Everything would be as it had been previously. There is discussion regarding the timeline, what part would open first, and the menu.

Chair Deming opened the hearing to the public.

Don Livingston inquired about the operating times.

It is noted the restaurant will be open for lunch and dinner.

Eddie Lee stated that the restaurant was welcome.

LCN had questions regarding changes to the building.

It was noted that there will be no changes to the outside of the building.

Chair Deming then asked for any further questions or comments. Hearing none. *Member Levey moved to close the public hearing. Member Kummer seconded. With no further discussion the public hearing closed at 5:08pm with ayes from all.*

Chair Deming noted that the County Planning Department had reviewed this application and determined that it has no significant Countywide or intermunicipal impact in regard to existing county plans, programs, and activities. Therefore, approval or disapproval of this application is a matter of local option.

*Member Kummer moved to approve the special use permit for A & J Hospitality Ventures, LLC d/b/a Big Tree Inn to operate as an Inn/Restaurant/Tavern. Member Levey seconded. With no further discussion the special use permit was granted with ayes from all.*

**7. Code Update:**

Building Permits Issued – 10

Inspections in conjunction with open permits – 23

Building Permits closed – 7

Other Permits issued – 27

Violations processed – 2

Complaints – 2

Commercial building plans submitted – 1

Residential building plans submitted – 1

FOIL requests – 0

- Noyes expansion continues
- Car Was Project continues
- Self-storage project continues
- Violations: rental housing inspections due to “no call/no shows”
- Complaints: Ward Place, cars parked blocking sidewalk

**8. New Business/Old Business:**

**9. Close Meeting:**

*Member Levey moved to close the meeting. Member Kummer seconded. With no further discussion or business, the meeting closed with ayes from all at 5:13pm.*

*Shawn Forrester*

*Clerk/Treasurer*