

Planning Board Regular Meeting – Thursday, November 21, 2024

Members Present:

Chair Rob Deming
Member Dori Farthing
Member Jeff Crane
Member Alison Levey
Member Kummer

Village Representatives Present:

Janna O'Brien, Secretary
Shawn Forrester, Clerk & Treasurer
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, Village Engineer

Others Present:

Joe Layton, Jeffery Szczesniak, Michael Lehmann, Maura Slocum, Terry Kelley, Mark Shepard, William Russell, and Julie Brocklehurst-Woods

Open Meeting:

Chair Deming called the meeting to order at 4:30pm.

Minutes:

The September 26, 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 Chair Deming, Member Kummer, Member Crane and Member Levey. Member Farthing abstained.*

Sketch Plat Review:

Mike Lehmann was present to explain the plans for 5 Chestnut Street. He informed the Board that he had received the NY Forward Grant for this project to renovate the building into 3 apartments upstairs and a lower retail space. Engineer Boorsma inquired about the underground storage tank removal, parking, signage and lighting. As well as clarification that a brewery was not part of the plans (as previously indicated). There was much discussion regarding the underground storage tank, as well as plans for plantings and the dumpster placement and enclosure. It was decided that the next steps would be finalized plans, including exterior plans, Site Plan Review and a public hearing at the January 2025 meeting.

Site Plan Review:

Joe Layton was present to explain the plans for Community Bank. He explained the goal was to make the entrance ADA compatible with the installation of ramps at the entrance and night drop. Engineer Boorsma stated that the only change was to the entrance.

Member Farthing moved to waive the public hearing for 4218 Lakeville Road. Member Crane seconded. With no further discussion the motion passed with ayes from all.

It was 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 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 Farthing seconded. With no further discussion the motion passed with ayes from all.

Member Farthing moved to approve the site plan for 4218 Lakeville Road, as presented. Member Levey seconded. With no further discussion the motion passed with ayes from all.

Sign Permits:

4172 Lakeville Road: Terry Kelley was present to explain his application. CEO Wadsworth noted that the real estate sign was larger than code allowed. The Board reviewed the application. *Member Levey moved to approve the sign permit for 4218 Lakeville Road, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

4162 Reservoir Road: The application for the Geneseo Pharmacy was presented. It was noted that the sign was within code. The Board reviewed the application. *Member Farthing moved to approve the sign permit for 4162 Reservoir Road, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

Genesee Valley Conservancy: Maura Slocum was present to explain the application for the Genesee Valley Conservancy walking Trail. It was noted that the sign would be on Steeplechase, 4 feet tall and within code and would not be lit. The Board reviewed the application. *Member Levey moved to approve the sign permit for The Genesee Valley Conservancy, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

Sketch Plat Review:

Mark Shepard was present to explain his updated plan for the exterior of his property located at 4162 Reservoir Road. There was discussion regarding next steps.

Member Levey moved to waive the public hearing for 4162 Reservoir Road. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

It was 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 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 Levey seconded. With no further discussion the motion passed with ayes from all.

Member Levey moved to approve the site plan for 4162 Reservoir Road, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

Sketch Plat Review:

Julie Brocklehurst-Woods was present to explain the updated plans for a walking trail for the Wadsworth Library, located on Temple Hill. There was discussion regarding the material of the trail, maintenance, and lawn care. Discussion continues with the limited impact to area and next steps.

Member Kummer moved to waive the public hearing for Temple Hill Grove. Member Farthing seconded. With no further discussion the motion passed with ayes from all.

It was 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 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 Kummer seconded. With no further discussion the motion passed with ayes from all.

Member Levey moved to approve the site plan for Temple Hill Grove, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

Sketch Plat Review:

Jeff Szczesniak was present to explain the site plan application for 81 Main Street. He stated that the plan was to split the office into two and add a new entrance that would mirror the original entrance. There is discussion regarding the look of the new entrance. It is noted the new business would need to apply for a sign permit. Discussion continues with next steps.

Member Crane moved to waive the public hearing for 81 Main Street. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

It was 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.

Discussion continued with keeping the character of the building, mail and renumbering to be 2 addresses.

Member Kummer moved to approve the site plan for 81 Main Street, as presented. Member Crane seconded. With no further discussion the motion passed with ayes from all.

Code Update:

Building Permits Issued – 19

Inspections in conjunction with open permits – 43

Building Permits closed – 23

Other Permits issued – 19

Violations processed – 5

Complaints – 2

Commercial building plans submitted – 0

Residential building plans submitted – 0

FOIL requests – 0

- Car Was Project continues, open next week?
- Self-Storage project continues
- Big Tree Open
- Violations: rental housing inspections, garbage, incorrectly installed sign
- Complaints: North, Main St Garbage

New Business/Old Business:

- Member Levey expressed her concern over the new sidewalk in front of 26 South Street that abruptly ends at Jaycox Creek. There is discussion of how to rectify the situation. It was decided the Board would send a letter to the Village Board and ask for a fence.
- Engineer Boorsma updated the Board on the Village Board's proposed Parking Code revision. There was discussion on how this would affect future projects in the Village.
- Tentative schedules for 2025 were presented. There was discussion regarding changing the meeting night from Thursday to Wednesday. It was decided that the Board would meet on Wednesday nights.

Close Meeting:

Member Farthing moved to close the meeting. Member Crane seconded. With no further discussion or business, the meeting closed with ayes from all at 6:17pm.

Shawn Forrester
Clerk & Treasurer