

Planning Board Regular Meeting- January 15, 2025

Members Present:

Chair Rob Deming
Member Jeff Crane
Member Mary Kummer

Village Representatives Present:

Janna O'Brien, Secretary
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, Village Engineer

Others Present:

Michael Lehmann, Floyd Streeter, Marcia Podhorecki, Derek Hicks, Dennis Dawson, Elizabeth Conrad

Open Meeting:

Chair Deming called the meeting to order at 4:30pm. It was noted that Member Levey and Member Farthing were not in attendance.

Minutes:

The December 12, 2024, minutes were reviewed. *Member Kummer moved to accept the minutes as presented. Member Crane seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

Sign Permits:

Geneseo Auto at 4143 Lakeville Rd: The Board reviewed the application and CEO Wadsworth explained the request is to refresh their current signs and that he had no concerns with this permit. *Member Kummer moved to approve the sign permit for 4143 Lakeville Road, as presented. Member Crane seconded. With no further discussion the motion passed with ayes from all*

Site Plan Review:

The Public Hearing was opened at 4:35pm. Mike Lehmann was present to explain the renovation of 5 Chestnut Street into 3 apartments upstairs and a lower commercial/retail space on the first floor. Engineer Boorsma inquired if Mr. Lehmann had addressed the concerns in a letter from MRB dated November 8, 2024. Mr. Lehmann stated that the concerns were addressed, and the information was emailed to the Board. Mr. Lehmann went into detail, explaining how the concerns were addressed by his company regarding the underground storage tank removal, parking, signage and lighting.

Chair Deming asked the public if they had any questions. Mr. Dawson asked if Chestnut Street would be closed when construction started. The answer is no, it will not be shut down. Mr. Streeter asked if the retail space was rented? The answer was no, not at this time. Mr. Hicks asked how many tenants would be in the building and how many parking spaces would be needed. Ms. Podhorecki stated her concerns with the illegal use of parking in the lot behind her building. It was noted that there would be 6 tenants, and parking is being addressed with the Village Board. With no further discussion the Public Meeting was closed at 4:50 pm.

Chair Deming noted that the Livingston County Planning Board responded that this would be a Local Option. *Member Crane 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.*

Chair Deming asked for a motion to accept. Member Crane moved to approve the site plan for 5 Chestnut, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

Code Update:

Building Permits Issued – 14

Inspections in conjunction with open permits – 18

Building Permits closed – 12

Other Permits issued – 22

Violations processed – 3

Complaints – 0

Commercial building plans submitted – 0

Residential building plans submitted – 0

FOIL requests – 1 for Denny's parking lot

Close Meeting:

Member Kummer moved to close the meeting. Member Crane seconded. With no further discussion or business, the meeting closed with ayes from all at 5:15ppm.

Janna O'Brien

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