

Planning Board Regular Meeting- February 26, 2025

Members Present:

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

Village Representatives Present:

Janna O'Brien, Secretary
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, MRB Engineer
Jacob Zoghlin, Underberg and Kessler

Applicants/Public Present:

Matt Griffo, Town of Geneseo
Sarah North, Walmart
Justin Lattine, Walmart
Jim Olverd, Livingston Lanes

Jim Garner, St. Michael's Church
Michael Lauer, St. Michael's Church
Michael Short, St. Michael's Church
Dana Carson, Livingston Lanes

Open Meeting:

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

Minutes:

The January 15, 2025, minutes were reviewed. *Member Crane moved to accept the minutes as presented. Member Farthing seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

Sign Permits:

Tim Hortons- 1 Ryan Drive: The Board reviewed the application. CEO Wadsworth explained the request is to refresh their current signs and that he had no concerns with this permit. *Member Farthing moved to approve the sign permit for 4143 Lakeville Road, as presented. Member Levey seconded. With no further discussion the motion passed with ayes from all.*

Walmart- 4235 Veteran Drive: The Board reviewed the application. Representatives from Wal-Mart were present to answer any questions. A brief discussion regarding the color scheme and the difference between directional versus marketing signs was had. *Member Levey moved to approve the sign permit for 4143 Lakeville Road, as presented. Member Farthing seconded. With no further discussion the motion passed with ayes from all.*

OakWood Financial Services- 81 Main Street: The Board reviewed the application. There was discussion regarding the lighting and CEO Wadsworth verified that it is dark sky compliant. *Member Farthing 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.*

Sketch Plan:

Town of Geneseo- 4263 Lakeville Road: The applicant is looking to modify this building for the relocation of the Town offices. Matt Griffo explained to the Board that the Town has secured an easement agreement with the

Approved

Apriles' and is working with the County to secure a 99-year lease agreement with them. Mr. Griffo stated that plans for a subdivision would come later. Jeff Boorsma asked that the easement be finalized with sewer/storm water prior to the subdivision, with Dan Quinlan to confirm this work. There were questions from the Board regarding lighting. Mr. Griffo stated that there would be some lighting on the building but no lights in the parking lot. The Board also questioned driveway/road options onto Ryan Drive. They would like to encourage cross easement opportunities in the area if the occasion arose. It was noted that a variance would be needed for a side setback, and the Town would be meeting with the ZBA to move forward with that portion. With no further questions, *Member Farthing made a motion to authorize Chair Deming to respond on the Board's behalf, for the Town of Geneseo to be the SEQR Lead Agency. Member Levey seconded. The motion passed with ayes from all. Member Levey then made a motion for the public hearing to be scheduled at the next meeting addressing the outcome of the variance, SEQR information, site control, and the County Planning Board's response. Member Crane seconded the motion passed with ayes from all.*

Livingston Lanes- 4260 Lakeville Road: The applicant is seeking to temporarily move their ice cream stand to the center of the parking lot for seasonal use only and will be adding an additional seven parking spaces to the southeast side of the parking lot. Representatives were present to explain that they needed to move the trailer because they lost access to the easement. This change would not impact the ingress-egress for Emergency vehicles. They will also be placing the power lines to the trailer underground. Safety features will be implemented with placement of Jersey barriers around the trailer. *Member Levey made a motion to waive the Public Hearing. Member Crane seconded the motion. The motion passed with ayes from all. Member Farthing then motioned for the application to be moved to a Site Plan. Member Levey seconded the motion. 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 this. Member Levey made a motion to approve the Site Plan as modified. Member Crane seconded. With no further discussion, the motion was passed with ayes from all.*

St. Michael's Church- 23 Main Street: The applicant is requesting to add an ADA compliant ramp to the southwest corner of the building. Michael Short, the project architect, explained that they are looking to remove the stairs and install the ramp. The façade will have a similar brick to the church. Jeff Boorsma wants to make sure that it meets the required green space minimum. *Member Farthing made the motion to approve the application contingent on confirmation of green space and approval of the Livingston County Planning Board. Member Crane seconded, and the motion passed with ayes from all.*

Code Update:

Building Permits Issued – 9
Inspections in conjunction with open permits – 14
Building Permits closed – 6
Other Permits issued – 13
Violations processed – 6
Complaints – 2
Commercial building plans submitted – 0
Residential building plans submitted – 0
FOIL requests – 1

Close Meeting:

Member Farthing made a motion to close the meeting. Member Levey seconded. With no further discussion or business, the meeting closed with ayes from all at 6:15ppm.

Approved

Janna O'Brien
Secretary