

Planning Board Meeting- April 16, 2025

**Members Present:**

Chair Rob Deming  
Member Dori Farthing  
Member Mary Kummer  
Member Crane- excused  
Member Levey- excused

**Village Representatives Present:**

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

**Applicants/Public Present:**

Nicole Walker, Geneseo Nutrition and Wellness  
Frank Csapo, Ambassador Apartments  
Steve Csapo, Ambassador Apartments

Chad Bonshak, Geneseo Nutrition and Wellness  
Trista Plummer, Ambassador Apartments

**Open Meeting:**

Chair Deming called the meeting to order at 4:30pm. The minutes from March 19, 2025, were reviewed. *Member Farthing moved to approve the minutes, Member Kummer seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

The minutes from April 2, 2025, were reviewed. *Member Kummer moved to approve the minutes, Member Farthing seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

**Sign Permit:**

**Geneseo Nutrition and Wellness -10 University Drive:**

The Board reviewed the sign permit application. CEO Wadsworth noted that the signs meet code. *Member Farthing moved to approve the sign permit for Geneseo Nutrition and Wellness, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

**Sketch Plat:**

**Ambassador Apartments- 28 Court Street**

The Board reviewed the initial Site Plan application for Ambassador Apartments. Frank Csapo was present and was asked to explain the project. Mr. Csapo stated that he wants to tear down an existing building and rebuild a new one on the same footprint. This building currently contains 4-bedroom apartments which are difficult to rent because students are no longer looking to share their space. He is looking to replace them with single living apartments. Jeff Boorsma from MRB guided him through what the Board will be looking for: parking information, dark sky compliance, water and sewer tie-ins, etc. Site Plans will be forwarded to the Village Office and MRB for review.

**Code Update:**

Building Permits Issued – 17  
Inspections in conjunction with open permits – 23  
Building Permits closed – 8  
Other Permits issued – 31  
Planning/Zoning Permits: 5  
Violations processed – 3

Complaints – 2  
Commercial building plans submitted – 0  
Residential building plans submitted – 0  
FOIL requests – 1

**Close Meeting:**

*Chair Deming asked for a motion to close the meeting. Member Kummer moved to close the meeting, Member Farthing seconded. With no further discussion or business, the meeting closed with ayes from all at 5:38pm.*

*Janna O'Brien  
Secretary*