

approved

Planning Board Meeting- June 18, 2025

Members Present:

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

Village Representatives Present:

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

Applicants/Public Present:

Amy Picciano
Ryan Picciano
Joe Layton- Community Bank
Adam James- Ravenvolt/Walmart
Luke James- Ravenvolt/Walmart

Frank Csapo- Ambassador Apts.
Steve Csapo- Ambassador Apts.
Glen Piper

Open Meeting:

Acting Chair Farthing called the meeting to order at 4:35pm.

Minutes:

The April 26, 2025, minutes were reviewed. *Member Levey moved to accept the minutes as presented. Member Kummer seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.* The May 21, 2025, minutes were reviewed. *Member Crane moved to accept the minutes as amended. Member Levey seconded. With no further corrections, additions or discussion the minutes were accepted with ayes from all.*

Sign Permit:

Community Bank- 4218 Lakeville Rd

The Board reviewed the sign permit application. Joe Layton was present for Community Bank to explain that the Bank is rebranding and moving to orange from the maroon color scheme. The Board noted that there can be no advertising on the directional signage. *Member Levey moved to approve the sign permit for Community Bank stipulating that no advertising is allowed on the entrance/exit signage. Member Kummer seconded. With no further discussion the motion passed with ayes from all.*

Sketch Plat:

Ryan & Amy Picciano – 28 Haley Ave

The Picciano's own a 34 ft travel trailer and want to store it in their driveway seasonally from April through October. The Board asked about options for an improved surface for the camper. It was explained that due to the limitations of their yard and village easement, the only option is to park the camper in the driveway. The Board will move ahead with the Public Hearing at the next meeting.

Site Plan review:

Walmart- 4235 Veteran Drive

Acting Chair Farthing asked for a motion to open the Public Hearing for Walmart. *Member Levey made the motion, Member Crane seconded and the Hearing was opened at 5:02pm.* Representatives from Ravenvolt were present to present the project to the Board. Walmart is seeking to install an emergency generator for the store. The generator will be tested once a month. The enclosure suppresses the sound of the generator and will be

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placed on a concrete pad. Fire Chief Chanler responded that the generator will not impede access to emergency vehicles. Jeff Boorsma, the Village engineer, requested that signature lines be added to the updated plans. Acting Chair Farthing asked if there were any questions from the public. Hearing none, *Member Levey made a motion to close the Public Hearing, Member Kummer seconded. The Public Hearing was closed at 5:11pm with ayes from all. Member Kummer moved to declare this project as an Unlisted action under SEQR and does not require a coordinated review. Member Crane seconded and the motion carried with ayes from all.* Jeff Boorsma read through the questions on the SEQR Part 2 form with the Board responding to each question. *Member Crane made a motion that there was either no or small impact that may occur. Member Levey made a motion to declare on Part 3 that there will be no or minimal impact that may occur. Member Kummer seconded, and the motion carried with ayes from all. Member Kummer made the motion to approve the Site Plane for the generator with the addition of signature lines. Member Levey seconded and the motion carried with ayes from all.*

Ambassador Apartments 28 Court Street

Acting Chair Farthing asked for a motion to open the Public Hearing for Ambassador Apartments. *Member Levey made the motion, Member Crane seconded, and the Hearing was opened at 5:19pm.* Mr. Csapo was present and stated that he wants to tear down an existing building and rebuild a new one on the same footprint. Jeff Boorsma from MRB confirmed that Public Works Superintendent Dan Quinlan is aware of the power and water lines that are going in and that there will be no interruption of service for the neighbors. There are no variances required, and the lighting will be dark sky compliance. Glen Piper was present and asked a few questions that were answered by the property owners. Hearing no further questions, *Member Kummer made a motion to close the Public Hearing, Member Crane seconded, and the Public Hearing was closed at 5:34pm. Member Levey made a motion to declare this project as a Type 2 action under SEQR, with no further action required. Member Crane seconded and the motion passed with ayes from all. Member Crane moved to approve the site plans for Ambassador Apartments waiving the requirement for a detailed site plan but requiring an updated survey to be sent to the Board, Member Kummer seconded. With no further discussion, the motion passed with ayes from all.*

Code Update:

Building Permits Issued – 7
Inspections in conjunction with open permits – 26
Building Permits closed – 7
Other Permits issued – 27
Planning/Zoning Permits: 6
Violations processed – 3
Complaints – 1
Commercial building plans submitted – 0
Residential building plans submitted – 1
FOIL requests – 0

Close Meeting:

Chair Deming asked for a motion to close the meeting. Member Levey moved to close the meeting, Member Farthing seconded. With no further discussion or business, the meeting closed with ayes from all at 5:54pm.

Janna O'Brien
Secretary