

Planning Board Regular Meeting- November 19, 2025

Members Present:

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

Village Representatives Present:

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

Others Present:

Michael Couch- Foundation Architecture (Tim Hortons)	Chris Ivers
Randy Bebout – Bohler Engineering (Walmart)	Eddie Lee
Michael Bishop	Gretchen Crane
Dawn Aprile	Jim Kier
Mark Chiarenza	
Chad Bugman	
Justin Merkel and guest	

Open Meeting:

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

The meeting minutes from October 15, 2025, were reviewed. *Member Kummer moved to approve the minutes, Member Crane seconded.* With no further additions, corrections, or discussion, the minutes were approved with ayes from all.

Sketch Plat:

Wal-Mart:4235 Veteran Road

Randy Bebout from Bohler Engineering appeared to discuss a proposed gas station/convenience store at the above location. Jeff Boorsma, Village Engineer, had reviewed the initial site plan review and asked for the company to consider the increase to the parking minimums, stormwater management, the decrease to green space, fire department access, digital signage, traffic assessment, etc. The current location was sketched for the NE corner of the property. The Board asked about the proposed location due to the new construction on that side of the property and the closeness of the apartment complex nearby. They asked Mr. Bebout if an alternate site on the property could be used. It was also noted that upon an official application being submitted that the company would need to reach out the Fire Chief Chanler and DPW Superintendent Dan Quinlan for their input. Mr. Bebout stated that he will refer all the feedback to the company and will be in touch after the new year.

Tim Hortons- 1 Ryan Drive

Michael Couch from Foundation Architecture appeared for Tim Hortons. An initial site plan application was submitted and reviewed by the Board. Mr. Couch stated that Tim Hortons is looking to refresh the interior and exterior of the building by refreshing the paint trim, coping, wall sconces, etc. CEO Wadsworth noted that there were no significant changes to the original site plan application. The Board asked if any outdoor lighting was changed that it be dark sky compliant.

Member Levey moved to waive the public hearing since there were no significant changes to the original submission. Member Kummer seconded. With no further discussion the motion passed with ayes from all.

Member Levey then moved to pass the site plan application, as filed. Member Crane seconded. With no further discussion the motion passed with ayes from all

Mike Bishop- 75 Center Street

Mr. Bishop appeared to inquire about the process to adjust the lot line of his Center Street lot. After a short discussion, it was determined that it would require a subdivision application. Mr. Bishop thanked the Board for their time.

NY Flower Depot, LLC - 4245 Lakeville Rd

Mark Chiarenza appeared to introduce himself as a licensed NYS Dispensary to the Planning Board for the above-named business. He is requesting to obtain a Special Use permit for a retail dispensary. Dawne Aprile also appeared as the building owner. Mr. Chiarenza is looking to open a retail store with tentative hours: Mon-Sat 10am-5pm and Sunday 10am -5pm at the old Metro Mattress location. It was noted that there would be a Public Hearing for the special use permit next month. The Board allowed a few questions from the Public, which Mr. Chiarenza answered directly before the Board. It was noted that all questions from Public would be allowed at the next Public Hearing scheduled for December 17, 2025.

Chad Bugman – 74 Second Street

Mr. Bugman is considering options available for the property at 74 Second Street. He approached the Board with a variation of 3 “tiny” homes. Jeff Boorsma, Village Engineer, noted that there would be a variety of variances required, SHPO needed to be contacted because the property hasn’t been developed, easement information, etc. It was noted that anything that was developed would need to meet the historical elements of the neighborhood. Mr. Bugman thanked the Board for their time.

Code Update:

Building Permits Issued – 5
Inspections in conjunction with open permits – 24
Building Permits closed – 18
Other Permits issued – 22
Planning/Zoning permits-1
Violations processed – 3
Complaints – 0
Commercial building plans submitted – 0
Residential building plans submitted – 0
FOIL requests – 0

Close Meeting:

Member Levey moved to close the meeting. Member Kummer seconded. With no further discussion or business, the meeting closed with ayes from all at 5:38pm.

*Janna O’Brien
Secretary*