

Planning Board Regular Meeting- December 17, 2025

Members Present:

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

Village Representatives Present:

Janna O'Brien, Secretary
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, MRB
Jacob Zoghlin, Underberg &Kessler
Mayor Chris Ivers

Others Present:

Joseph DeBell, LCN
Dawn Aprile, Aprile Ventures
Justin Merkel, Flawless Cannabis
Mark Chiarenza, NY Flower Depot LLC
Jacob Caplin, Cosmic Charlies/ Sunrise Boulderling
Eddie Lee, Resident

Open Meeting:

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

The meeting minutes from November 19, 2025, were reviewed. *Member Kummer moved to approve the minutes, Member Levey seconded.* With no further additions, corrections, or discussion, the minutes were approved with ayes from all.

Sign Permits:

1. Sunrise Boulderling: 2 School Street
 - The Board reviewed the sign application and CEO Wadsworth stated that he had no concerns with this application. *Member Kummer moved to approve the sign permit, as presented. Member Levey seconded. With no further discussion the motion passed with ayes from all*
2. Cosmic Charlies: 2 School Street
 - The Board reviewed the sign application and CEO Wadsworth stated that he had no concerns with this application. *Member Kummer moved to approve the sign permit, as presented. Member Levey seconded. With no further discussion the motion passed with ayes from all*
3. Tim Hortons: 1Ryan Drive
 - The Board reviewed the sign application and CEO Wadsworth stated that he had no concerns with this application. *Member Kummer moved to approve the sign permit, as presented. Member Levey seconded. With no further discussion the motion passed with ayes from all*

Sketch Plat:

Quality Inn- EV Chargers: 4242 Lakeville Rd

- The Board reviewed the application and CEO Wadsworth stated that he had no concerns with this application. *Member Kummer moved to waive the Public Hearing, Member Levey seconded.* Jeff Boorsma, MRB representative for the Village read through the SEQR

questions, and each Board member answered. *Member Levey 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. Member Levey moved to approve the application for EV Chargers at 4242 Lakeville Road, Member Kummer seconded the motion. The motion to approve the EV Chargers at the above location was approved with ayes from all.*

Special Use Permit

Public Hearing:

NY Flower Depot, LLC - 4245 Lakeville Rd

Tax ID: 81.10-1-13.1

- Chair Deming opened the Public Hearing at 4:45pm. It was noted that 7 notices were sent out and 4 were returned. Mark Chiarenza, owner of NY Flower Depot LLC., is asking approval for a Special Use permit to open a retail Cannabis dispensary at the above location. Please note that this matter was referred to the Livingston County Planning Board for their referral. Chair Deming asked if there were comments from the Public. Mr. Chiarenza introduced himself as a licensed NYS Dispensary to the Planning and stated he wants to open a dispensary at the above location. Dawn Aprile also attended to show her support for the business. Justin Merkel, a local cannabis owner, introduced himself and expressed his concerns. He stated that he has been a local business owner working hard to grow the cannabis industry and that the Village would be making a mistake by approving this permit. Mr. Merkel stated this is an unfair opportunity for his farm business. Among his concerns were the belief that he is required to stay within 24 miles of the nearest Cannabis grower. He also expressed his concerns for this business being within 500ft of a Day Care Facility. Attorney Zoghlin addressed this comment by stating that NY State Cannabis Licensing Agency is the determining agency that determines if a facility is too close in proximity, that is not the purview of the Geneseo Village Planning Board. Another Public Member present also re-iterated Mr. Merkel's concerns but she did not record her name for the record. Hearing no further comments, *Member Levey moved to close the Public Meeting at 5:15pm. Member Kummer seconded. The Public Meeting was closed with ayes from all.* Jeff Boorsma, MRB representative for the Village read through the SEQR questions, and each Board member answered. *Member Levey 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. Member Levey moved to approve the Special Use permit with the stipulation that the Board would advise the NYS Cannabis Committee of the concern regarding the Day Care Facility. 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 – 25
Building Permits closed – 9
Other Permits issued – 21
Planning/Zoning permits-1
Violations processed – 3
Complaints – 2
Commercial building plans submitted – 0
Residential building plans submitted – 0
FOIL requests – 1

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 5:20pm.

*Janna O'Brien
Secretary*