

Planning Board Regular Meeting- March 18, 2026

Members Present:

Chair Rob Deming
Member Jeff Crane
Member Alison Levey
Member Mary Kummer
Member Julie Meyers

Village Representatives Present:

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

Others Present:

Doug Beachel, 7 Brew
Larissa Reynolds, Insite Architecture
Elizabeth Conrad, Conrad Building
Derek Hicks
Scott Hicks

Open Meeting:

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

Meeting Minutes:

- The meeting minutes from December 17, 2025, were reviewed. *Member Levey moved to approve the minutes, Member Kummer seconded.* With no further additions, corrections, or discussion, the minutes were approved with ayes from all.
- The meeting minutes from February 18, 2026, were reviewed. *Member Levey moved to approve the minutes, Member Crane seconded.* With no further additions, corrections, or discussion, the minutes were approved with ayes from all.

Sign Permits:

1. Conesus Lake BBQ: 116 Main Street
 - The Board reviewed the sign application and CEO Wadsworth stated that he had no concerns with this application. Last month the Board approved a projecting sign for this business. The application today is for a sign to be placed above the business. It will have carved lettering. *Member Crane moved to approve the sign permit, as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from all*

Site Plan/Special Use Permit:

**Public Hearing:
Conrad Building
125 Main Street
Tax ID: 81.16-1-19**

Chair Deming opened the Public Hearing at 4:35pm. The Board introduced themselves. It was recorded that all proper notices were sent via US Mail, return receipt requested, as well as published in the Livingston County Newspaper, as follows: NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Geneseo Village Planning Board on March 18, 2026 at 4:35 pm, in the Geneseo Building, 119 Main Street, Geneseo, NY, to hear an application from Elizabeth Conrad for a Site Plan application to install an ADA ramp to the front of the

building. It was noted that 7 notices were sent out and 6 were returned. The Livingston County Planning Board reviewed the Site Plan and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs and activities. Therefore, they deemed approval or disapproval as a matter of local option. They did ask the Board to consider the impact the ramp may have on pedestrian flow on the sidewalk. Ms. Reynolds, the architect for this project, addressed this concern and stated that the ramp will not infringe on the sidewalk. Jeff Boorsma, MRB, stated that he spoke with Dan Quinlan, DPW Superintendent, regarding any concerns. It was noted that Ms. Conrad and Mr. Quinlan have met to address any concerns. There were some questions from the Public that were addressed regarding concerns with the sidewalk.

Hearing no further comments, *Member Levey moved to close the Public Meeting. 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 Crane seconded. With no further discussion the motion passed with ayes from all. Member Levey moved to approve the Site Plan application contingent on MRB Group minor revisions sent in a letter dated March 19, 2026. Member Crane seconded. With no further discussion, the motion passed with ayes from all. Member Levey then moved to approve the Special Use application. Member Crane seconded. With no further discussion, the motion passed with ayes from all.*

Sketch Plat:

Seven Brew/ Drive Thru Coffee

Doug Beachel introduced himself and explained to the Board that the company is interested in opening a franchise near the Monroe Muffler on 20A. The company started in 2017 in Arkansas and has grown to over 500 locations. They operate a stand-alone coffee shop with a drive-thru only and have a large social media presence. There were questions from the Board regarding appropriate green space allocation in this space, size/style of the building, and the type of products offered. Mr. Beachel stated that the company wanted to be close to the road for visibility and not set back in the parking lot. He also stated that the building was a pre-fabrication and the colors could not be modified to provide other options. The Board noted that there were numerous competitors in the area. Mr. Beachel thanked the Board for their time and would give the feedback to the company.

Code Update:

Building Permits Issued – 5

Inspections in conjunction with open permits – 22

Building Permits closed – 8

Other Permits issued – 24

Planning/Zoning permits-2

Violations processed – 5

Complaints – 1

Commercial building plans submitted – 0

Residential building plans submitted – 0

FOIL requests – 1

Close Meeting:

Member Kummer moved to close the meeting at 5:25pm. Member Levey seconded. With no further discussion or business, the meeting closed with ayes from all at 5:02pm.

*Janna O'Brien
Secretary*