

**Planning Board
Regular Meeting/Public Hearing
Thursday, April 25, 2024**

Members Present:

Rob Deming, Chair
Allison Levey, Member
Jeff Crane, Member
Mary Kummer, Member

Village Representatives Present:

Shawn Forrester, Deputy Clerk/Treasurer
Craig Wadsworth, Code Enforcement Officer
Aprile Mack, Clerk/Treasurer
George Van Nest, Village Attorney
Jeff Boorsma, Village Engineer

Applicants/Public Present:

Sally West, Geneseo
Marilyn Dragani, Geneseo
Charles Grieco, 16 Main St Property LLC
Rocco Dragani, Geneseo
Mark Scoville, Geneseo
Amanda Lombardo, 16 Main St Property LLC
Lou Lombardo, Geneseo
Phillip J Oas, Quinlan's
Charles Philip, Christ Community Church
Amanda Gump, TNT Fireworks
Robert Marchenese, Auto Wash
Jennifer Ronneburger, Go Permit/Burger King
Gretchen Crane, Geneseo

Eddie Lee, Geneseo
Julie Bracklehurst-Woods, Wadsworth Library
Carolyn Meisel, Geneseo
Danielle Avila, Geneseo
Liz Porter, Geneseo
Erik Kleehammer, The Meadows
Sarah Heitzman-Nolte, Geneseo
Michael DaBramo, Wadsworth Library
Sabrina Backus, Backus Backyard Creations
Ron Maxwell, Town of Geneseo
Matthew Griffo, Town of Geneseo
Justin Lattierre

1. Open meeting:

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

2. Minutes:

The minutes from the February 15, 2024, meeting were reviewed. Member Kummer moved to accept the minutes as presented. Member Crane seconded. With no further additions, corrections, or discussion the motion passed with ayes from all.

3. Sign Permit – Mobil:

No one is present to represent Mobil. CEO Wadsworth explained the request. The Board reviewed the application and photos. Member Levey moved to approve the Sign Application for 137 Main Street, Mobil as presented. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all.

4. Sign Permit – 4262 Lakeville Road:

No one is present to represent Pyramid Brokerage Realty. CEO Wadsworth explained the request. He continued with the sign would be for the back portion of the property, not the

diner. The Board reviewed the application and photos. Member Crane motioned to approve the sign application for 4262 Lakeville Road/Pyramid Brokerage Company as presented. Member Levey seconded. With no further discussion the sign permit was approved with ayes from all.

5. Sign Permit – Quinlan’s:

Phillip Oas was present to explain the application for Quinlan’s Medical Equipment. It is noted that the ZBA issued an area variance for the size. The Board reviewed the application and photos. Member Kummer motioned to approve the sign application for Quinlan’s, 38 East South Street as presented. Member Levey seconded. With no further discussion the sign permit was approved with ayes from all.

6. Sign Permits – Auto Wash Car Wash:

Robert Marchense appeared to explain the applications for the new car wash. He continued with the monument sign that would be near the driveway and the other was a wall sign. Both would be internally lit. There is discussion regarding how the signs would be lit and if they would be on after the close of business. The Board then reviewed the application and photos. Member Levey moved to approve the wall sign application for Auto Wash Car Wash, 61 East South Street as presented. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all. Member Levey moved to approve the monument sign application for Auto Wash Car Wash, 61 East South Street as presented. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all.

7. Sign Permit - Burger King:

Jennifer Ronneburger of Go Permits appeared to present the sign application for Burger King. She explained that Burger King in Geneseo was the last restaurant with manual drive thru signs and the company wanted to update them. The new electronic signs are more cost and energy effective. It is noted that the ZBA granted an area variance for Burger King to allow static, not animated electronic signs in the drive thru, that would be turned off or darkened in the evening when the restaurant is closed. The Board reviewed the application and photos. Member Crane moved to approve the two drive thru signs for Burger King, 75 E. South Street contingent on the signs being static, not animated and turned off or darkened in the evening when the restaurant is closed. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all.

8. Sign Permit – The Meadows:

Erik Kleehammer was present to explain the sign permit application for the Meadows. There is concern from the public that the existing sign is too close to the adjacent property. It is noted that this application is not for the existing sign but a new sign near the building. The Board reviewed the application and photos. Member Kummer moved to approve the sign permit application for the new sign at The Meadows, 1-12 Hillside as presented. Member Crane seconded. With no further discussion the sign permit was approved with ayes from all.

9. Sign Permits – Backus Backyard Creations:

Sabrina Backus appeared to present the sign permit applications for Backus Backyard Creations. CEO Wadsworth noted that the monument sign had a previous area variance. There is discussion regarding where the wall sign would be placed and the size. The Board reviewed the application and photos. Member Levey moved to approve the wall sign permit application as

presented for Backus Backyard Creations, 10 University Drive. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all. Member Levey moved to approve the monument sign permit application as presented for Backus Backyard Creations, 10 University Drive. Member Kummer seconded. With no further discussion the sign permit was approved with ayes from all.

10. Public Hearing - 16 Main Street, LLC:

Chair Deming opened the public hearing for the special use permit application for 16 Main Street, LLC to operate as an Inn at 4:56pm. It is noted 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 Village of Geneseo Planning Board on Thursday, April 25, 2024 at 4:45pm, in the Geneseo Building Village Court Room, 119 Main Street, Geneseo NY pursuant to Sections; 130-12, 130-20, 130-32 and the Bulk and Use Table 130-131 R-2 Zoning District of the Village Zoning Code and any other sections of Village Code which may apply, on the application of 16 Main Street Property, LLC for approval of a Special Use Permit to operate an inn located at 16 Main Street, Geneseo NY, Tax Map #: 80.12-3-30.

Said Planning Board will at said time hear all persons in support of such matters and objections thereto.

The Board is provided with the additional supporting documents, which were emailed earlier in the day.

Mr. Castelli was unable to make the meeting, but he is represented by his attorney Charles Grieco and Amanda Lombardo. Ms. Lombardo asked permission to call/tape the proceedings for Mr. Castelli.

Attorney Grieco informed the Board of the background of this property and prior applications. He continued with this application for a Special Use Permit to operate as an inn.

Amanda Lombardo spoke of her desire to keep the historic aspect of the property.

The Board questioned how long a stay might be. There was much discussion regarding the definition transient. Attorney Grieco explained that a stay would possibly be 1, or 2, or 3 nights with flexibility for extended stays, it would not be reasonable to limit the length of stay. Discussion again continued with transient and length of stay. As well as the plan on renting rooms, floors, or the whole building.

Chair Deming opened the hearing to the public present at 5:27pm.

Mark Scoville spoke regarding the previous property use as an owner operated Bed & Breakfast, his concerns that it is not a two-family home.

Rocco Dragani stated his concern over the property being owned and operated by an absentee landlord. He continued with concerns over the property becoming a high-density rental building. He then questioned whether the building was up to code to be an inn. He also stated that the property was currently being advertised as an inn.

Sarah Heitzman-Nolte expressed concerns over already existing rooms/inns that were only at an average of 10% occupancy and never at 100%. She didn't see a need for another inn. She also stated that all the existing inns have staff on site 24 hours a day.

Sally West expressed her strong opposition to having a commercial business next door to her home. She continued with the nuisance that the property has been since being operated as a rental. She also expressed concern over how the change in use will affect her property value. She also questioned where a guest could request a lease.

Carolyn Meisel questioned whether there would be a bar and/or restaurant.

Amanda Lombardo stated that the inn has cameras.

Chair Deming asked if there was a schedule for when the manager would be on site. Amanda Lombardo stated she would be more "on demand" to greet guests.

Chair Deming inquired how the change would affect code requirements.

CEO Wadsworth stated that the building will more than likely need to be brought up to the existing code requirements for an inn.

Member Kummer inquired about the occupancy for each room and if there were plans to add more rooms.

Attorney Grieco stated that his client would get all appropriate permits and work to bring to code. He continued that the business plan was not to become a student rental.

Gretchen Crane expressed her concern over what is best for the Village. She also asked what is the purpose of having Boards or Village Code?

Attorney Van Nest explained the different functions of the various Boards.

With no further comments or questions Member Kummer moved to close the public hearing. Member Levey seconded. The hearing was closed at 6:15pm with ayes from all.

The Board discusses the options for the property and decided it would like more time to review with council. Member Levey moved to table the meeting until the May 2024 meeting. Member Kummer seconded. With no further discussion the meeting was tabled with ayes from all.

11. Temporary Site Plan/Sign Permit – Sparkler Sales:

Amanda Gump was present to represent TNT Sparkler Sales. She continued that the sale would be exactly as in past years. One 40' X 20' tent, one sign and one storage unit, located in the Bowling Alley parking lot, 4260 Lakeville Road. There would be no signage or logos around the bunting of the tent, just plain white. There is discussion regarding the timeframe for the tent/sale. The Board then reviewed the applications and photos.

Member Levey moved to approve the temporary site plan for TNT Sparkler Sales as presented to operate from June 20, 2024, to July 5, 2024. Member Kummer seconded. With no further discussion the site plan was approved with ayes from all.

Member Levey moved to approve the temporary sign permit as presented for TNT Sparkler Sales from June 20, 2024, to July 5, 2024. Member Kummer seconded. With no further discussion the site plan was approved with ayes from all.

12. Subdivision Review – Christ Community Church:

Charles Philip appeared to represent Christ Community Church and present the subdivision application. It is noted that the project was approved by the ZBA. There is discussion regarding parking for the proposed subdivided lot. There is discussion regarding a public hearing for the subdivision. Member Levey move to hold a public hearing for the subdivision application of 53 Second Street, on May 23, 2024. Member Kummer seconded. With no further discussion the motion approved with ayes from all.

13. Sketch Plat/Initial Review – Wadsworth Library:

Mike DaBramo was present representing Wadsworth Library. He explained that the Library would like to purchase the property being subdivided and sold by Christ Community Church to provide parking for the Library. He continued with the Library was going to install drainage buffer shrubs, and move the electrical wires. There is much discussion regarding the historic district and where the house is on the registry. Engineer Boorsma stated that it is listed as an historic building as of July 2023. Discussion continues with next steps and neighbor thoughts.

14. Sketch Plat/Initial Review – Walmart:

Justin Lattierre appeared to present the initial plans for the Walmart expansion. He stated that the plan was to make more spots for pick-up and to make it safer for employees. There is discussion regarding parking, traffic, and internal traffic patterns. Engineer Boorsma noted that the project would require a Type 2 SEQR, number of total parking spots and total building square footage. Mr. Lattierre continued to explain that the parking lot would have signage and stripping upgrades and updated lighting. There would not be any lot coverage or landscaping changes.

15. Sketch Plat/Initial Review –Town of Geneseo:

Deputy Supervisor Matt Griffo appeared to present preliminary plans for the new Town building. He explained that they were in the process of purchasing the property at 4263 Lakeville Road and would like to add an addition and sidewalks. There is discussion regarding where the addition and parking would be and continued with sewer connection. Engineer Boorsma would like to see advance plans to include the addition, lighting, parking, sanitary code, and emergency access. Discussion continued with concerns over the cemetery. It is noted because the graves are from the poorhouse not all are marked and digging would be restricted to 2 feet.

16. Code Enforcement Update:

Building Permits Issued – 11

Inspections in conjunction with open permits – 51

Building Permits closed – 17

Other Permits issued – 22

Violations processed – 4

Complaints – 1

Commercial building plans submitted – 1

Residential building plans submitted – 0

FOIL requests – 1

- Noyes expansion continues
- Car Wash continues – entry work in progress
- Self-Storage project continues
- Complaint: Crossett Rd appliances stored outside
- Violations: avoidable alarms, appliances stored outside
- Spring Inspections continue, planning summer
- FOIL: Summary of 2024 building permits
- 2023 Activity Report to NYS
- 18 hours of annual training completed

17. New/Old Business:

There was discussion regarding the new Traffic light and concerns over the traffic.

18. Close Meeting:

With no further business or discussion. Member Levey moved to close the meeting. Member Kummer seconded. The meeting was closed at 7:30pm with ayes from all.

*Shawn Forrester
Deputy Clerk/Treasurer*