

**Planning Board
Regular Meeting
Thursday, September 28, 2023**

Members Present:

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

Village Representatives Present:

Shawn Forrester, Deputy Clerk/Treasurer
Craig Wadsworth, Code Enforcement Officer
Jeff Boorsma, Village Engineer

Applicants/Public Present:

Michael Lehmann

1. Open meeting:

Chair Deming called the meeting to order at 4:30pm. It is noted That all Planning Board members are present.

2. Minutes:

The minutes from the August 24, 2023, meeting were reviewed. Member Kummer moved to accept the minutes as presented. Member Levey seconded. With no further additions, corrections, or discussion the motion passed with ayes from Chair Deming, Member Farthing, Member Crane, Member Kummer and Member Levey.

3. Sign Permit – Geneseo Height – 5 Jacqueline Way:

No one is present from Geneseo Heights to explain the sign that had been previously installed. CEO Wadsworth explained that the new sign used the same frame and post as the old sign and was within code. The only change was an updated color palette. Member Farthing moved to approve the sign permit application for Geneseo Heights as presented. Member Kummer seconded. With no further discussion the motion passed with ayes from Chair Deming, Member Farthing, Member Crane, Member Kummer and Member Levey.

4. Initial Review – 5 Chestnut Street:

Michael Lehmann appeared to explain the proposed concept plan for 5 Chestnut Street to convert the existing vacant laundry/apartment building into a possible restaurant/taproom/microbrewery and apartments. Mr. Lehmann continued with their hope to have three – two-bedroom apartments upstairs with retail/restaurant space on the first floor. Discussion continues with how the outside renovations will look as well as where the dumpster may be located and the need for it to be enclosed. It is noted that there are guidelines for exterior colors as well as lighting. There is much discussion regarding parking and different possibilities for alternative parking spots. Mr. Lehmann noted that he had applied for the NY Forward Grant and would not be doing anymore work on the building until the recipients had been decided.

5. Code Enforcement Update:

Building Permits Issued – 6
Inspections in conjunction with open permits – 25
Building Permits closed –14
Other Permits issued – 21
Violations processed –4
Complaints – 2
Commercial building plans submitted – 0
Residential building plans submitted – 1
FOIL requests - 1

- Complaints: aggressive dog (Ward Pl), people not cleaning up after or leashing their dogs at Highland Park
- Violations: Avoidable alarms, outside storage 29 East South Street, Rental Housing 1 Ward Place
- Noyes in progress
- Fall Inspections in progress
- Car wash: Permit application and plans are in the office, closing held up due to issues with current owners. Applicant notified of site plan deadlines.
- Demo continues at 5 Chestnut Street – no building permit application yet.

6. New/Old/Other Business:

❖ Meeting schedule for 2024.

There is discussion regarding the schedule and whether to change to Wednesday evenings. It is decided that Thursday is best for most. Member Levey moved to approve the Thursday meeting calendar. Member Farthing seconded. With no further discussion the 2024 calendar was accepted with ayes from Chair Deming, Member Farthing, Member Crane, Member Kummer and Member Levey.

7. Close Meeting:

Member Kummer moved to close the meeting. Member Levey seconded. With no further discussion the meeting closed at 5:18pm with ayes from Chair Deming, Member Farthing, Member Crane, Member Kummer, and Member Levey.

*Shawn Forrester
Deputy Clerk/Treasurer*