

**Planning Board
Regular Meeting/Public Hearing
Thursday, August 24, 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

Applicants/Public Present:

Andrew Follman, 112 Riverside Drive
Andrew Vieira, 112 Riverside Drive
Brian Gardinier, One Stop Tech Shop
Sarah DeVito, Drumroll
Tim Brinduse, T.A.B. Design Architects
Chuck Salvaggio, Geneseo Jam Kitchen/Drumroll

1. Open meeting:

Chair Deming called the meeting to order at 4:31pm. It is noted That all Planning Board members are present.

2. Minutes:

The minutes from the July 27, 2023, meeting were reviewed. Member Farthing 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 – One Stop Tech Shop – 3 Center Street:

Brian Gardinier appeared to explain his sign that had been installed. CEO Wadsworth explained that there was some confusion with the temporary sign permit extension and the new permanent sign being installed, but the new sign was within code and exactly as the temporary sign. Member Kummer moved to approve the sign application for One Stop Tech Shop as presented. Member Crane 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/Site Plan – 96 Court Street:

Andrew Vieira and Andrew Follman appeared to explain their proposed site plan for 96 Court Street to convert the existing factory/storage building by adding 2 additions into a non-climate controlled self-storage building. This will be part of their already approved storage/business on 112 Riverside Drive. There is much discussion regarding parking, traffic flow, and the size of the addition. It is noted that with the addition the building will be over the allowable size per the Village Code. Discussion continued with whether there would be a dumpster, as well as the proposed color/siding of the building. Conversation continued with signage. It is noted that all signs will need to come before the Board for a permit. It is further noted that the applicant will have to appear before the ZBA on October 4, 2023, for an area variance before the Board could proceed.

5. Initial Review/Site Plan – The Drumroll – 86 Court Street:

Chuck Salvaggio appeared to share his vision for 86 Court Street of music, art, poetry, and safe space. He stated that he would like to have a restaurant and music venue. He also noted that the Village Board had approved his request for an early liquor license. Tim Brinduse was also present, representing the owner of the property, expressing concern over the pre-existing non-conforming use being abandoned. He argued that the building had been kept up and used as a dance club and was not abandoned. CEO Wadsworth confirmed that all inspections were up to date. There was much discussion regarding whether the use was abandoned. It is decided that the applicant would need to appear before the ZBA on October 4, 2023, to request a use variance.

6. Code Enforcement Update:

Building Permits Issued – 8
Inspections in conjunction with open permits – 34
Building Permits closed –11
Other Permits issued – 40
Violations processed –13
Complaints – 2
Commercial building plans submitted – 0
Residential building plans submitted – 0
FOIL requests - 0

- Complaint: Skybird Landing – excessive condensation in apartment, Fox Run Apartments - elevator
- Violations: Avoidable alarms, outside storage 29 East South Street, Rental Housing 1 Ward Place
- Noyes in progress
- Rental Housing Inspections in progress
- Car wash site plan needs VOG Attorney signature, waiting on lawyers to close to issue permit.
- One citizen came in to view Noyes site plan drawings.

9. New/Old/Other Business:

10. Close Meeting:

Member Kummer moved to close the meeting. Member Farthing seconded. With no further discussion the meeting closed at 5:37pm with ayes from Chair Deming, Member Farthing, Member Crane, Member Kummer, and Member Levey.

*Shawn Forrester
Deputy Clerk/Treasurer*