

**Planning Board
Regular Meeting/Public Hearing
Thursday, June 29, 2023**

Members Present:

Dori Farthing, Acting Chair
Alison Levey, Member
Mary Kummer, Member
Jeff Crane, Member

Village Representatives Present:

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

Applicants/Public Present:

Jim Gardner, Rancho Viejo
Tom Streamer, Stange Design
Kristi Lee Streamer, Strange Design
Margie Curci, Oak Valley Inn
Louise Wadsworth, Livingston County Development
Robert Marchenese, Auto Wash
Alex Amering, Costich Engineering/Auto Wash
Amanda Gump, TNT/American Promotional Events
Erik Kleehammer, Meadows of Geneseo
Laura Lane, Livingston County Chamber
Andrew Viera, 112 Riverside Dr
Greg O'Connell, The Bricks
Sheena Caito, 4550 Millenium Dr
Virgina Roberts, 4550 Millennium Dr

1. Open meeting:

Acting Chair Farthing called the meeting to order at 4:30pm. It is noted that Chair Deming is running late, and Member Farthing would be acting Chair in his absence.

2. Minutes:

The minutes from the May 25, 2023, meeting were reviewed. Member Crane moved to accept the minutes as presented. Member Kummer seconded. With no further additions, corrections, or discussion the motion passed with ayes from Member Crane, Member Kummer and Member Levey. Chair Farthing abstained.

3. Sign Permits - Rancho Viejo – 4182 Lakeville Road:

Jim Gardner was present to explain the proposed sign for the new Rancho Viejo location. He explained that there would be two signs, one on the building (plaza) and one on the plaza monument sign. CEO Wadsworth stated that both signs were within the code. There was discussion regarding the lighting of the sign on the building – the sign would be internally lit. Member Levey moved to approve the two sign permits for Rancho Viejo as presented. Member Crane seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

4. Sign Permit - The Meadows – 8 Hillside Drive:

Erik Kleehammer was present to explain the application for The Meadows of Geneseo. CEO Wadsworth stated that the previous signs had been destroyed several times. Mr. Kleehammer continued with they wanted something more durable, to last. There was discussion regarding lighting and materials. Member Kummer moved to approve the sign permit for the Meadows as presented. Member Levey seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer

5. Sign Permit - Three Bricks – 4635 Millennium Drive:

Louise Wadsworth and Greg O'Connell were present to explain the upgrade to the sign at the corner of 20A and Millennium Drive, located at the Chamber of Commerce. Mrs. Wadsworth explained that the new sign would keep the same footprint and V-Shape as the existing sign. The top portion of the proposed sign would be carved, and the rest will be replaceable plaques for the businesses located in the Three Bricks complex. There is discussion around the sizing of the individual plaques and lighting. Member Levey moved to approve the monument sign for Three Bricks as presented. Member Crane seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

Discussion then continued with ideas for future signs located at the Three Bricks complex. Mrs. Wadsworth explained that they would like to have wayfinder signs. CEO Wadsworth explained that the wayfinder signs would be against the code because of the number of signs allowed per business. Each business would need to apply for an area variance from the Zoning Board of Appeals. Discussion continued with visibility, safety, directional signs only and the practicality of signs for the location. There was much conversation regarding different ideas/solutions, as well as the hardships for new and existing tenants of this unique property. It was decided that Mrs. Wadsworth would research traffic patterns and possible ZBA actions.

6. Site Plan - Strange Design – 4570 Millennium Drive:

Thomas Streamer was present to explain his site plan application. He would like to put up a 20X20 tent to have outdoor events/bands at his brewery during the warmer months. Chair Farthing noted the Village Board had granted Strange Design a noise permit for these events. Discussion continued with lighting, flooring, and signage. Discussion continued with if granted for how long. Member Levey moved to grant the site plan for Strange Design to have a 20X20 tent from May 1 to December 1, located opposite the building to the South of the parking lot as shown on the map in the application, in perpetuity. Member Crane seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

7. Site Plan/Sign Permit – TNT/American Promotional Events – 4260 Lakeville Road:

Amanda Gump appeared to explain that TNT Promotional Events would like to put up a 20X40 tent and a storage container at Livingston Lanes, as in previous years. She continued with there would be only one TNT sign, red, white & blue bunting, and American flags. Discussion continued with the type of storage container and whether it would be locking, as well as the time frame for the tent and sparkler sales. The tent would go up on June 30, 2023, with the sale ending on July 5, 2023, as required by law. It was decided that the tent would need to be removed by July 10, 2023. It was noted that the site plan does not require County Planning Board or SEQR approval as all previous referrals apply.

Member Levey moved to approve the site plan and sign permit for TNT Promotional Events with the tent to be up from June 30, 2023, to July 10, 2023. Member Kummer seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

8. Site plan review - 112 Riverside Drive:

Andrew Vieira appeared to explain the proposed facelift to 112 Riverside Drive to convert the existing factory building into a self-storage building. He continued with the plans for a handicap ramp, two graded loading docks as well as a fenced in dumpster. Engineer Boorsma noted that everything was in order, no major changes, issues, or special permits required. Discussion continued with keeping the area clean especially after the units are emptied. There were questions regarding the type of fencing that would be used for the dumpster area as well as lighting. The Board discussed waiving the public hearing – it was decided that there was a need to have the public hearing. The public hearing would be scheduled for the next Planning Board meeting on July 27, 2023.

9. Public Hearing - Auto Wash – 61 & 67 East South Street:

Chair Farthing opened the public hearing at 5:55pm. Alex Amering and Bobby Marchenese were present to explain their concept of the proposed auto wash to be located at 61 and 67 East South Street. Engineer Amering informed the Board that DOT preferred the entrance closer to the old Pizza Hut location. There was discussion regarding the submitted trip summary for the two existing car washes in Farmington and Canandaigua locations.

Chair Farthing asked for a motion to close the public hearing, she noted that there were no members of the public present to comment. Member Levey moved to close the public hearing. Member Kummer seconded. With no further discussion the public hearing closed at 6:06pm with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

Discussion moved to SEQR. 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 Member Kummer seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

Member Levey moved to approve the subdivision of 61 And 67 East South Street, to join the two properties. Member Kummer seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

Member Levey moved to conditionally approve the site plan application for Auto Wash, contingent on

- Filing of the subdivision
- Liber and page for the easement of the property to the North, 127 Center Street.
- Satisfaction of all comments from the Village Engineer Boorsma

Member Kummer seconded. With no further discussion the motion passed with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

10. Code Enforcement Update:

Building Permits Issued – 9
Inspections in conjunction with open permits – 20
Building Permits closed – 7
Other Permits issued – 41
Violations processed – 3
Complaints – 2
Commercial building plans submitted – 1
Residential building plans submitted – 1

- Complaint: post college move out Noth and Prospect
- 3 lawn mowing letters
- Violations: Avoidable alarms
- *The Bronze* and *La Familia* open
- Livingston County News moved to the Chamber of Commerce building
- Rental Housing Inspections in progress
- Noyes expansion plans submitted

11. New/Old/Other Business:

Nothing to report.

12. Close Meeting:

Member Kummer moved to close the meeting. Member Crane seconded. With no further discussion the meeting closed at 6:19pm with ayes from Chair Farthing, Member Crane, Member Levey, and Member Kummer.

Shawn Forrester
Deputy Clerk/Treasurer