

Village of Geneseo – Planning Board – February 23, 2022

Regular Meeting/Public Hearing – Via Zoom

Members Present:

David Woods – Chair

Dori Farthing - Member

Kurt Cylke – Member

Keith Walters – Member

Aprile Mack – Alternate Member

Phil Jones – Alternate Member

Other Village Representatives Present:

Shawn Forrester – Deputy Clerk/Treasurer

Craig Wadsworth – Code Enforcement Officer

Jeff Boorsma – MRB Group

Mary Kay Yanik - Village Attorney

Applicant(s)/Representative(s) Present:

Jennifer Smith, Empower Martial Arts

Yusuf Bilgic, YoBerry

Mirac Karakus, YoBerry

Karen Greenlee, 7-11

Roger Youmans, Wendy's Restaurant

Ken Bracker, Wendy's Restaurant

Vincent Franceschelli, 7-11

Public Present:

Julie Meyers, Geneseo NY

1. Meeting Opened:

Chair Woods called the meeting to order at 4:30pm. It is noted that four regular members and both alternates are present, Rob Deming is absent. Chair Woods appointed Phill Jones to vote in his stead.

2. Minutes:

The January 26, 2022, minutes were reviewed. K. Cylke moved to approve the January 26, 2022, minutes as presented. K. Walters seconded. With no further discussion, additions, or corrections the motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

3. Sign Permit - Empower Martial Arts:

Jennifer Smith appeared to present her revised sign designs. There was discussion regarding the type of materials used and how nice they looked. The discussion continued with where the signs would actually be located on the building as the mockup appeared to have the signs at the end of the building. P. Jones motioned to approve the sign permits for Empower Martial Arts contingent on the applicant providing mockups/new graphics with the actual locations of both signs in respect to her business. K. Cylke seconded. The discussion continued with questions about whether the graphics could be hand drawn, it is decided that they should come from the sign company. The motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

4. Sign Permit – YoBerry:

Yusuf Bilgic and Mirac Karakus appeared to present the two proposed signs for their store located at 56 Main Street. One wall mounted and one projecting. There is discussion regarding the letters whether they are raised, they type of paint and lighting. The discussion continued with the locations of the signs. P. Jones motioned to approve both signs. K. Cylke seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

5. Sign Permit – Jon Porter:

Attorney Porter was not in attendance. There was discussion regarding whether the sign was carved and what it was made from. Unable to answer these questions the Board took no action until Attorney Porter was able to appear.

6. Site Plan Review – Wendy’s Restaurant:

Roger Youmans and Ken Bracker appeared to present the plans for the Wendy’s refresh. The plans included a new drive-up window, which would be larger than the current opening to allow for better service for both the customers and employees. They will also be replacing the dilapidated fence, repairing the driveway/parking lot painting, and refreshing the inside as well as updating the signs (the signs would be under a separate application). They noted that no lighting would be replaced. There is discussion regarding the paving of the lot and whether it would impede traffic on 20A. The representatives from Wendy’s assured the board that all repairs/paving would be inside their lot and not onto the street.

Chair Woods noted that procedurally a Site Plan need would come before a public hearing but that the hearing could be waived if all the Planning Board Members agreed. P. Jones moved to waive the public hearing for the Wendy’s

Restaurant Site Plan. K. Cylke seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

Chair Woods noted that a SEQR as provided. K. Cylke moved that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts, therefore granting a negative declaration for the application. P. Jones seconded. Motion passed with all ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

K. Cylke moved to approve the Wendy's Site Plan, contingent that no work or paving would be done into the NYS right of way or spill out into 20A, without the contractor notifying the Department of Transportation. It is noted that owners are typically allowed to make repairs to their driveway. With no other discussion the motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

7. Public Hearing – Site Plan Modification 7-11:

Chair Woods opened the Public Hearing at 5:22pm. Chair Woods noted that the Sign Permit Application would be covered as well. Vincent Franceschelli appeared to explain the scope of the project, it is scheduled to take forty-four days and they hope to start May 11, 2022. He explained that the store will remain open and there will be a fence surrounding the entire construction area but will allow for ingress and egress. There will be no work on Main Street or 20A. Therefore, there is no reason to contact The Department of Transportation. The Livingston Area Transportation (LAT's) Bus has been contacted and will continue to use 7-11 as a bus stop but pick up on temporarily on the right a way to Main Street rather than in the parking lot. He continued with the tanks are twenty-nine years old and 7-11 does not allow tanks over thirty years old to be in service in addition there is a procedure in place to remove and haul away any contaminated soil. The new dispensers will not have digital signs, as digital display signs are prohibited by Village Code.

There is considerable discussion regarding the closure of the sidewalk and *Closed Sidewalk* signs, including who would be responsible for the signs. As well as should the pedestrians be rerouted and how. The discussion continued with where the trailer and port a potty were to be located, emergency vehicle access, and the size of the dumpster.

The public portion of the hearing is opened. Julie Meyers, owner of an adjacent business (Florence's Perpetual Estate Sale), is present. Her concerns are where the workers will park, having the pedestrians walking through her lot, as that

would be unsafe. She concluded with her concerns over any contaminated soil as well as the issue of drainage. Mr. Franceschelli answered that the workers would not be parking on her lot there was an area provided for them on 7-11's property. He continued that 7-11 had agreed to replace the gutters on the back of their building and that should help with the drainage issue. Regarding the contamination he repeated that 7-11 does have a policy in place for removal and disposal of any contamination.

At this time, the board reviewed the Sign Permit application for 7-11. Karen Greenlee appeared to present 7-11's plan to replace the signs. She stated that it is the same application that was previously approved on May 26, 2021, which was not installed, and the permit lapsed due to COVID-19 and supply issues. There is discussion regarding the time frame and installing the sign now. Ms. Greenlee assured the Board that there should be ample time to finish the project. K. Walters moved to approve the sign permit for -11. P. Jones seconded. With no further discussion the motion carried with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

K. Cylke motioned to close the Public Hearing for the 7-11 Site Plan Modification. K. Walters seconded. With no further discussion the Public Hearing closed at 6:11pm with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

Chair Woods noted that a SEQR had been provided. K. Cylke moved that based on the information and analysis, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts, therefore granting a negative declaration for the 7-11 Site Plan application. P. Jones seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

The Board continued with their environmental concerns as well as MRB's comment letter. MRB is to be included in any environmental reports. There is more discussion regarding sidewalks and the sidewalk closed signs. It is decided 7-11 will be responsible for putting up and taking down all sidewalk closed signs. K. Cylke motioned to approve 7-11's Site Plan contingent to MRB's satisfaction of MRB's comment letter and putting up sidewalk closed signs. P. Jones seconded. With no further discussion the motion carried with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

8. Code Report:

- Building Permits Issued – 8
- Inspections in conjunction with open permits – 13
- Building Permits closed – 1
- Other Permits issued – 23
- Zoning Permits issued – 1
- Violations processed – 2
- Complaints – 1
- Commercial building plans submitted – 2
- Residential building plans submitted – 0

CEO Wadsworth reported that there was nothing out of the usual, questions regarding spring/summer projects. He provided the Town with 7.5 hours in support. He continued with still waiting on the mylars for Cedarwood Phase 3.

9. New-Old-Other Business:

10. Close Meeting:

With no other business or discussion P. Jones moved to adjourn the meeting. K. Walters seconded. Meeting closed at 6:22pm with ayes from Chair Woods, K. Cylke, K. Walters, D. Farthing, and P. Jones.

*Shawn Forrester
Deputy Clerk/Treasurer*