

Village of Geneseo – Planning Board – May 25, 2022

Regular Meeting – 119 Main Street, Geneseo NY

Members Present:

David Woods – Chair
Kurt Cylke – Member
Rob Deming - Member
Melissa Hughes – Member
Phil Jones – Alternate Member
Aprile S. Mack – Alternate Member

Other Village Representatives Present:

Shawn Forrester – Deputy Clerk/Treasurer
Craig Wadsworth – Code Enforcement Officer
Mark Kay Yanik – Village Attorney

Applicant(s) / Public Present:

Amanda Gump – TNT Fireworks
Jim Colombo – Skylight Signs
Lauren Wadsworth – Big Tree Inn
Jeff Brown – Big Tree Inn
Jacob Caplen – Big Tree Inn
Piper Wadsworth – Big Tree Inn
Greg Brown – Big Tree Inn
Ken Shaw – KBP Brands
Steve Csapo - Ambassador Apartments
Frank Csapo – Ambassador Apartments

1. Meeting Opened:

Chair Woods called the meeting to order at 4:30pm. It is noted that Dori Farthing is absent, and Phil Jones is appointed in her stead.

2. Minutes:

The minutes from the April 27, 2022, minutes were reviewed. K. Cylke moved to approve the minutes as presented. P. Jones seconded. With no further

discussion, additions, or corrections the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones.

3. Sign Permit – Wendy’s Restaurant:

Jim Colombo appeared representing Skylight Signs and Wendy’s Restaurant. Mr. Colombo explained that Wendy’s is rebranding and would like to replace the two existing red logo signs with two new white logo signs. He continued that the new signs are smaller than the existing signs. It is noted that an Area Variance was approved by the Zoning Board of Appeals on May 3, 2022, for the second wall sign. K. Cylke moved to approve the sign permits as presented. P. Jones seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones.

4. Sign Permit – KFC/Taco Bell Restaurant:

Ken Shaw appeared representing KBP Brands (KFC/Taco Bell). Mr. Shaw explained that KFC/Taco Bell would like to replace all of its signs as part of their remodel. He stated that all the new signs will be the same size or smaller as the existing signs. CEO Wadsworth explained that any exterior paint color would need to come back before the Board for a Site Plan Review. Mr. Shaw stated that the paint will be refreshed with the exact same color and pattern. There is discussion regarding how and which signs will be illuminated. K. Cylke moved to approve the Sign Permit to replace the existing signs with the new designs. P. Jones seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones.

5. Sign Permit & Site Plan Review – TNT Fireworks:

Amanda Gump appeared representing TNT Fireworks. Ms. Gump stated that the sale of legal sparklers would be exactly as previous years. She continued that TNT Fireworks is inspected by the NYS Control Board. There would be a 20’ by 40’ tent. The tent and sale would operate for approximately fifteen days. June 20, 2022, to July 5, 2022. Regarding the signs, the signs would also be exactly as last year. There would be no signage or logos around the bunting of the tent, just plain white. Regarding the site it will be located 4260 Lakeville Road in the front portion of the parking lot of Livingston Lanes.

Chair woods notes that the Public Hearing for a Site Plan can be waived.

P. Jones moved that the public hearing be waived. K. Cylke seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones.

The temporary site plan review continued with discussion about the time frame of the sparkler sale, set up and tear down of the tent. It is decided the sparkler sales will be between June 20, 2022, to July 5, 2022, and the set up will be no sooner

than June 15, 2022, with the tear down being no later than July 8, 2022. P. Jones moved for approval of the temporary site plan for TNT Fireworks, for the legal sale of sparklers. K. Cylke seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones. P. Jones motioned for approval of the temporary sign permit for TNT Fireworks. K. Cylke seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones

6. Special Use Permit – Big Tree Inn:

Lauren Wadsworth appeared representing the new owners of the Big Tree Inn. The closing date is tentative for June 30th, 2022. She stated that she would be part of the management team and they wished to operate the Big Tree Inn as an Inn and tavern to pick up where the college left off and hopefully make it better. She continued with there was a possibility of a few cosmetic changes inside, maybe the removal of a non-load bearing wall to open up the space. The priority would be the inn and tavern. There will be no changes to the exterior or signage. Chair Woods noted that while The Big Tree Inn is not listed in the historical register it is part of the historic district. He continued with the Planning Board does not have the option of waiving the public hearing for a special use permit and it is decided the public hearing will be June 22, 2022.

7. HOPR:

No one from HOPR appeared before the board to explain their proposal. Chair Woods noted that new applications would be needed as the locations were incorrect. There is much discussion on where the bikes should be located, the empty and unused bike racks on campus. The discussion continued with how to make the village more bike friendly, safety concerns and possible infrastructure improvements.

8. Site Plan Review - Ambassador Apartments:

Steve Csapo appeared before the board to explain the nature of his proposal. He stated that the addition would be exactly the same as the addition in 2020. The “bump outs” would be a small change to the footprint of the building to add bathrooms. They might possibly change the siding color so that the individual buildings would be unique to make it easier to differentiate. CEO Wadsworth stated that the previous project went well. Chair Wood noted that public hearings could be waived for site plans. K. Cylke moved to waive the public hearing for the site plan for Ambassador Apartments. R. Deming seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones

With no further conversation or comments K. Cylke moved to approve the site plan for Ambassador Apartments. M. Hughes seconded. With no further discussion the motion passed with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones.

9. Code Enforcement Update:

Building Permits Issued – 17
Inspections in conjunction with open permits – 17
Building Permits closed – 7
Other Permits issued – 14
Zoning Permits issued – 3
Violations processed – 9
Complaints – 0
Commercial building plans submitted – 0
Residential building plans submitted – 2

Quick Cash Can & Bottle return was issued a violation with a court date for 6/14/2022. Still waiting to the application for Twins Restaurant or they will be issued a violation. Sent out sixteen letters regarding lawn maintenance. Cedarwood Phase III is continuing. The gym addition for Lattimore Physical Therapy is canceled/expired. There was discussion about the drainage issues included with the approval for the addition.

10. Close Meeting:

With no new, old, or other business K. Cylke moved to adjourn the meeting. P. Jones seconded. With no further discussion the meeting closed at 5:31pm with ayes from Chair Woods, K. Cylke, R. Deming, M. Hughes, and P. Jones

*Shawn Forrester
Deputy Clerk/Treasurer*