

**Town of Geneseo
Planning Board Monthly Meeting
July 8, 2024
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Floyd Streeter
Robert Irwin
Charles Maxwell
Mark Shepard
Philip Betette

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Debbie Streeter, Deputy Clerk Secretary
Ericka Elliott, Town Attorney
Josh Bruckel, Bruckel Dev. Group/PEMM LLC
Dan Mastasio, Real Estate Developer/PEMM LLC
Kevin O'Donoghue, Surveyor
Kelly Kinney, Onestop Store
William Green

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the July Planning Board Monthly meeting to order at 7:03 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer handed out the code report for June 1, 2024 to July 8, 2024. Member Irwin asked CEO Radesi if the solar farm on Lima Rd their Certificate of Compliance. CEO Radesi has a list needing to be addressed to comply for a C of C. He cannot stop the power company from turning on a solar farm.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement Office reported the Livingston County Planning Board Meeting is Thursday (7/11/24), minutes can be found at www.livingstoncounty.us/agendacenter.

- Mt Morris moratorium on solar battery storage.
- Ossian and North Dansville Telecommunication Tower for dead zones.

REVIEW OF THE June 10, 2024, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions. There were no comments or questions.

Member O'Shea made the motion to approve the June 10, 2024, Planning Board Monthly Meeting Minutes as presented.

Member Shepard seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Floyd Streeter, Mark Shepard, Charles Maxwell, and Philip Betette.

Opposed: None.

Abstained: None

MOTION CARRIED.

PUBLIC HEARING FINAL SITE PLAN REVIEW, SPECIAL USE PERMIT, and SEQR for PEMM LLC, Quicklee's Car Wash Expansion, 4310 Lakeville Rd., Tax Map #81.-1-29.41

Member Irwin made a motion to open the public hearing at 7:10 PM.

Member O'Shea seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Floyd Streeter, Mark Shepard, Charles Maxwell, and Philip Betette.

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris invited Josh Bruckel and Dan Mastasio to the table for updates on the project. Josh explained they want to add a third car wash bay at the Quicklee's Gas Station. He explained that they are going to have loyalty subscription plans for more customer convenience.

Chair Harris opened the floor for public comments. After asking two more times for public comments, he stated without updated drawing final approval is tabled with no action taken.

INITIAL REVIEW - TWO-LOT SUBDIVISION: GREEN, WILLIAM, 4276 Lima Rd., Tax Map 72.-1-38.2.

Chair Harris invited Kevin O'Donoghue, Surveyor, to the table to discuss the subdivision. Kevin said William Green wants to sell a 6.506-acre lot on the northeast boundary. He has someone who wants to buy the lot and the intent is to build a single-family home. 17.319-acres will remain with the house. The new lot will have three hundred feet (300') of road frontage.

Member Betette made a motion for preliminary approval of a two-lot subdivision for William Green at 4276 Lima Rd.

Member Irwin seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Floyd Streeter, Mark Shepard, Charles Maxwell, and Philip Betette.

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:10 PM on August 12, 2024. The Secretary will make the required publication and notifications.

INITIAL REVIEW - SUBDIVISION: THIRTY FEET (30') STRIP OF LAND MERGE TO THE NORTH BOUNDARY, SCONDRAS, SARA Y., 3899 Huston Rd., Tax Map #62.-1-7.1.

Chair Harris invited Kevin O'Donoghue, Surveyor, to the table to discuss the subdivision. Kevin said Sara Scondras wants to sell thirty-foot (30') strip of land to Jeremy Grace so he can build a garage/shed.

Approved Planning Board Meeting Minutes July 8, 2024

The thirty feet (30') strip cannot be combined with the Grace property due to Scondras property is in Ag district two (2) and Grace property is zoned rural residential. CEO Radesi has talked with the County, and they recommend a legal promissory letter/note that is the year 2028 Jeremy Grace will combine the two (2) parcels.

Kevin is going to reach out to the county, real property, Jeremy Grace and produce a solution.

Member O'Shea made a motion for preliminary approval of a two-lot subdivision for Scondras to Grace at 3899 Houston Rd. with the condition that a document is produced that any inconsistencies will be correct in 2028.

Member Maxwell seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Floyd Streeter, Mark Shepard, Charles Maxwell, and Philip Betette.

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:20 PM on August 12, 2024. The Secretary will make the required publication and notifications.

INITIAL REVIEW - SPECIAL USE PERMIT for the WEST LAKE ONESTOP STORE, 5390 West Lake Rd., Tax Map #100.43-1-20.

Chair Harris invited Kelly Kinney to the table. Kelly explained that she is opening a convenience store that has been closed for three years. CEO Radesi explained that the County map has the property listed as commercial and the Town map has the property listed as lakeshore residential. There was discussion on the gas tanks, and she stated she is undecided on selling gas.

Member Betette made a motion for preliminary approval of a special use permit for the Westlake Onestop Store at 5390 West Lake Rd.

Member Irwin seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Floyd Streeter, Mark Shepard, Charles Maxwell, and Philip Betette.

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:30 PM on August 12, 2024. The Secretary will make the required publication and notifications.

Those presenting at tonight's meeting departed at 7:35 PM

Chair Harris requested for public input on the Quicklee's Car Wash, with there being none requested a motion to close the public hearing.

Member Irwin made a motion to close the public hearing at 7:40 PM.

Member Shepard seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Charles Maxwell, Mark Shepard, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS.

Member O'Shea stated she has started markup pages in the code for items she would like to see changed. She is going to share her markups with this board. She stated some of the diagrams are old and need to be updated. Chair Harris requested this be on the August 12, 2024 agenda and that it is a good starting point.

ADJOURNMENT:

With no other business or announcements, Chair Harris requested a motion for adjournment.

Member Streeter made a motion to adjourn at 7:50 PM.

Member Maxwell seconded the motion.

AYES in favor: Robert Harris, Robert Irwin, Jennifer O'Shea, Charles Maxwell, Mark Shepard, and Floyd Streeter.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report