

**Town of Geneseo
Planning Board Monthly Meeting
August 12, 2024
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Robert Irwin
Mark Shepard
Philip Betette

Others in Attendance:

Jared Radesi, Code Enforcement Officer
Debbie Streeter, Deputy Clerk Secretary
Ericka Elliott, Town Attorney
Kevin O'Donoghue, Surveyor
Kelly Kinney, Onestop Store
Emily & Justin Weis

Excused:

Charles Maxwell
Floyd Streeter

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the July Planning Board Monthly meeting to order at 7:04 PM.

CODE REPORT:

J. Radesi, Code Enforcement Officer handed out the code report for July 1, 2024 to August 12, 2024. Chair Harris asked if there were any question. There was none.

COUNTY PLANNING BOARD MEETING REPORT:

J. Radesi, Code Enforcement Office reported the Livingston County Planning Board Meeting is Thursday (8/8/2024), minutes can be found at www.livingstoncounty.us/agendacenter.

- Area Variances for an expansion to an existing Residential Treatment Facility at 45 Maple Street, Dansville.

REVIEW OF THE July 8, 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 July 8, 2024, Planning Board Monthly Meeting Minutes as presented.

Member Shepard seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

**PUBLIC HEARING: WILLIAM GREEN TWO-LOT SUBDIVISION 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.

Chair Harris asked for comments from the public present. Emily and Justin Weis came forward with concerns as to the location of a house. They have a concern with the creek, waterfalls and ravine that is between the subdivision and their property. They looked at the survey map with Kevin O'Donoghue and had no further comments.

Chair Harris asked for any further remarks. There were none; he requested a motion to close the hearing.

Member Irwin made the motion to close the Public Hearing at 7:20 PM.

Member Betette seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Mark Shepard, Robert Irwin, and Philip Betette

Opposed: None.

Abstained: None.

MOTION CARRIED.

**PUBLIC HEARING SUBDIVISION 30' STRIP OF LAND MERGE TO THE NORTH
BOUNDARY, SCONDRAS, SARA Y., Scondras, Sara, Owner 3899 Huston Rd., Tax Map #62.-1-
7.1.**

Chair Harris invited Kevin O'Donoghue, Surveyor, to the table to discuss the subdivision. Kevin stated he had talked to Livingston County Real Property Director Bill Fuller.

My office (Livingston County Real Property) will combine the 30-foot portion of parcel 62.-1-7.1 with parcel 62.-1-7.2 despite the fact that parcel 62.-1-7.1 is in Agricultural District 2. I have been given the discretion to combine small parcels that lie within the various Agricultural Districts when the need arises.

Chair Harris asked for comments from the public present.

Chair Harris asked for any further remarks. There were none; he requested a motion to close the hearing.

Member Shepard made the motion to close the Public Hearing at 7:25 PM.

Member Irwin seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Mark Shepard, Robert Irwin, and Philip Betette

Opposed: None.

Abstained: None.

MOTION CARRIED.

Chair Harris next did the Short Form SEQR 2 and 3 for the William Green subdivision with members. All answers by Planning Board members were “No or small impact.” A negative declaration was declared.

Member O’Shea made the SEQR motion for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member Betette seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O’Shea, Mark Shepard, Robert Irwin, and Philip Betette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Member Betette made a motion for final approval of the subdivision for 4276 Lima Rd.

Member Shepard seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O’Shea, Mark Shepard, Robert Irwin, and Philip Betette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

County Planning deemed this project “local option.” The Secretary will inform Surveyor O’Donoghue when maps are signed and can be picked up for filing with the County Clerk.

**PUBLIC HEARING SPECIAL USE PERMIT for the WESTLAKE ONESTOP STORE,
5390 West Lake Rd., Tax Map #100.43-1-20**

Chair Harris explained that the Westlake Onestop Store is currently in the Lakeshore Residential District and in order to operate as a store, needs to go before the Zoning Board of Appeals for a use variance to change to Commercial. The meeting with the ZBA for the use variance is scheduled for August 29, 2024.

Chair Harris asked for comments from the public present.

Chair Harris asked for any further remarks. There were none; he requested a motion to close the hearing.

Member Irwin made the motion to close the Public Hearing at 7:35 PM.

Member O'Shea seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Mark Shepard, Robert Irwin, and Philip Betette

Opposed: None.

Abstained: None.

MOTION CARRIED.

The Secretary will put the Westlake Onestop Store on the September Monthly Meeting Agenda to discuss the ZBA decision and move forward with the special use permit for this project.

FINAL SITEPLAN, SPECIAL USE PERMIT, and SEQR for PEMM LLC,

Quicklee's Car Wash Expansion, 4310 Lakeville Rd., Tax Map #81.-1-29.41.

Chair Harris asked if there is anyone here to discuss the project, there was none.

The board looked at the drawing submitted for this meeting. The following items were not on the submitted drawing that are a condition of final site plan approval.

- Angled parking stall on the south side of the building labeled "employee parking."
- Noting the relocation of the light poles.
- Details/Model of the new light fixtures to comply with dark sky.
- Landscaping between the road and pond.
- Directional arrows identifying the Dunkin lane and the cash wash lane.
- Details of the oil and water separator should be submitted to the Town before issuing a building permit.

Chair Harris next did the Short Form SEQR 2 and 3 for the Sara Scondras subdivision with members. All answers by Planning Board members were "No or small impact." A negative declaration was declared.

Member O'Shea made the SEQR motion for this project. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member Shepard seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Mark Shepard, Robert Irwin, and Philip Betette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Member Irwin made a motion for final approval of the subdivision for 3899 Huston Rd.

Member Shepard seconded the motion.

AYES in FAVOR: Robert Harris, Jennifer O'Shea, Mark Shepard, Robert Irwin, and Philip Betette.

Opposed: None.

Abstained: None.

MOTION CARRIED.

County Planning deemed this project "local option." The Secretary will inform Surveyor O'Donoghue when maps are signed and can be picked up for filing with the County Clerk.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS.

Chair Harris asked if there was any new business or any announcements. There were none.

ADJOURNMENT:

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

Member O'Shea made a motion to adjourn at 8:09 PM.

Member Shepard seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

ds enclosure

Code Officer Report

MRB Letter

Livingston County Real Property Email