

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

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Kevin O'Donoghue, Surveyor
George Kuyon, Property Owner
William Loyd, Property Owner

Member Excused:

Mark Shepard

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the October Planning Board Monthly meeting to order at 7:07 PM.

CODE REPORT:

Jared Radesi, CEO, handed out the code report for September 1, 2024 to October 7, 2024.

COUNTY PLANNING BOARD MEETING REPORT:

Jared Radesi, CEO stated at the last meeting a discussion took place around the solar project that runs parallel to the Letchworth State Park Road. The next Livingston County Planning Board Meeting is Thursday (10/10/2024), minutes can be found at www.livingstoncounty.us.

REVIEW OF THE SEPTEMBER 9, 2024, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members to review the above minutes and offer comments or questions. With there being no comments or questions Chair Harris requested a motion to approve the September 9, 2024 minutes.

Member Betette made the motion to accept the September 9, 2024, Planning Board Monthly Meeting Minutes as presented.

Member O'Shea seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Jennifer O'Shea, Robert Irwin, Floyd Streeter, and Charles Maxwell

Opposed: None

Abstained: None

MOTION CARRIED.

**PUBLIC HEARING and FINAL APPROVAL - TWO-LOT SUBDIVISION:
GEORGE KUYON 3742 & 3744 West Lake Rd., Geneseo, NY 14454, Tax Map #73.-
1-28.111.**

Chair Harris opened the public hearing at 7:19 PM.

Chair Harris asked Kevin O'Donoghue, surveyor, if he had any changes for this subdivision. He did not.

Chair Harris asked if there were any public comments on this subdivision. He asked a second time for public comments. There being none he asked for a motion to close the public hearing.

Member Streeter made a motion to close the public hearing at 7:20 PM.

Member Irwin seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris next directed the board to answer SEQR questions for short form 2 & 3 for the Kuyon two-lot subdivision. All answers by Planning Board members were "No or small impact." A negative declaration was declared.

Member Streeter made the SEQR motion for a negative declaration for the Kuyon two-lot subdivision. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member O'Shea seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Member Streeter made a motion for final approval of a two-lot subdivision for George Kuyon at 3742 & 3744 West Lake Rd., Geneseo, NY 14454, Tax Map #73.-1-28.111.

Member O'Shea seconded the motion.

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

Opposed: None.
Abstained: None

MOTION CARRIED.

PUBLIC HEARING and FINAL APPROVAL – TWO-LOT SUBDIVISION: Jared Smith on the south side of Triphammer Road and approximately 2500 feet west of Route 15, Tax Map #64.-1-18.211.

Chair Harris opened the public hearing at 7:24 PM.

Chair Harris asked Kevin O’Donoghue, surveyor, if he had any changes for this subdivision. He did not.

Chair Harris asked if there were any public comments on this subdivision. He asked a second time for public comments. There being none he asked for a motion to close the public hearing.

Member Betette made a motion to close the public hearing at 7:26 PM.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris next directed the board to answer SEQR questions for short form 2 & 3 for the Smith two-lot subdivision. All answers by Planning Board members were “No or small impact.” A negative declaration was declared.

Member O’Shea made the SEQR motion for a negative declaration for the Smith two-lot subdivision. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member Streeter seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Member Maxwell made a motion for final approval of a two-lot subdivision for Jared Smith on the south side of Triphammer Road and approximately 2500 feet west of Route 15, Tax Map #64.-1-18.211.

Member O’Shea seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

**PUBLIC HEARING and FINAL APPROVAL – TWO-LOT SUBDIVISION:
SEVEN NATIONS STAKES, C/O WILLIAM LLOYD INC., 3216 Nations Rd.,
Geneseo, NY 14454, Tax Map #62.-1-2.1.**

Chair Harris opened the public hearing at 7:30 PM.

Chair Harris asked Kevin O’Donoghue, surveyor, if he had any changes for this subdivision. He did not.

Chair Harris asked if there were any public comments on this subdivision. He asked a second time for public comments. There being none he asked for a motion to close the public hearing.

Member Betette made a motion to close the public hearing at 7:32 PM.

Member O’Shea seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris next directed the board to answer SEQR questions for short form 2 & 3 for the Smith two-lot subdivision. All answers by Planning Board members were “No or small impact.” A negative declaration was declared.

Member O’Shea made the SEQR motion for a negative declaration for the Seven Nations Stakes two-lot subdivision. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member Irwin seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Member O’Shea made a motion for final approval of a two-lot subdivision for SEVEN NATIONS STAKES, C/O WILLIAM LLOYD INC., 3216 Nations Rd., Geneseo, NY 14454, Tax Map #62.-1-2.1.

Member Irwin seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

FINAL APPROVAL for a SPECIAL USE PERMIT to reopen an existing store as a store for the WESTLAKE ONESTOP STORE, Owner Kelly Kinney at 5390 West Lake Rd., Tax Map #100.43-1-20.

Chair Harris asked for an update on this project from the Secretary. Debbie Streeter reported on September 10, 2024 the Zoning Board of Appeals granted a **USE VARIANCE** for **WESTLAKE ONESTOP STORE**, 5390 West Lake Rd., Conesus, NY 14435, Tax Map #100.43-1-20.

Jared Radesi, CEO stated Kelly Kinney, owner is looking into the possibility of selling fuel. He explained there are a lot of hurdles to overcome in order to sell fuel as the current set up is not up to NYS Specs. She is working with a testing company to see what parts can be used and what parts need replacing.

CEO Radesi also stated that if she wants to open a commercial kitchen, she will need a permit.

If Kelly Kinney wants to have the option to sell fuel she will need to return to the Planning Board for a change in the special use permit.

Chair Harris next directed the board to answer SEQR questions for short form 2 & 3 for the Westlake One Stop Store. All answers by Planning Board members were “No or small impact.” A negative declaration was declared.

Member O’Shea made the SEQR motion for a negative declaration for the West Lake One Stop. Based upon information and analysis, and supporting documentation, the proposed action will not result in any potentially large or significant adverse impacts.

Member Streeter seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Member Betette made a motion for final approval for a Special Use Permit without the sale of fuel for the WESTLAKE ONESTOP STORE, Owner Kelly Kinney, 5390 West Lake Rd., Conesus, NY 14435, Tax Map #100.43-1-20.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED

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 Maxwell made a motion to adjourn at 8:10PM.

Member Irwin seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report