

**Town of Geneseo
Planning Board Monthly Meeting
December 9, 2024
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Sarah Ackerson
Mauricio Hernandez

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair called the December Planning Board Monthly meeting to order at 7:00 PM.

CODE REPORT:

CEO Radesi handed out the code report for October 7, 2024, to December 9, 2024. The Code Enforcement Officer provided a report noting a heavy influx of building permit applications since the last meeting on October 7th. Issues were discussed involving lakeside properties, particularly challenges with building codes and property lines. The Code Enforcement Officer mentioned disagreements with residents about necessary surveying procedures for new constructions on existing footprints. He emphasized having surveyors mark property boundaries to prevent disputes with neighbors over encroachments.

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 Letchworth State Park Road that had initially been rejected three years ago but was now proceeding despite reservations about its visibility from the park. Another topic was the comprehensive plan review for the Town of York. It was highlighted that they have engaged in significant planning efforts, especially regarding Greenway trails, although some components still needed attention. The next Livingston County Planning Board Meeting is Thursday (12/12/2024), minutes can be found at

REVIEW OF THE OCTOBER 7, 2024 PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions. With no comments or questions, Chair Harris requested a motion to approve the October 7, 2024 minutes.

Member O'Shea motioned to accept the October 7, 2024; Planning Board Monthly Meeting Minutes as presented.

Member Betette seconded the motion.

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

Opposed: None

Abstained: Mark Shepard

MOTION CARRIED.

CONCEPTUAL REVIEW – SPECIAL USE PERMIT MODIFICATION for the RESTAURANT at 4436 Lakeville Rd., Geneseo NY 14454 (Livingston County Country Club), Tax Map #81.-1-34.1.

Chair Harris welcomed a Torch Bar and Grill representative, Mauricio Hernandez, who outlined plans for the business including events aimed at engaging more with the community. The proposal also referenced the introduction of food truck services, particularly for family-oriented community nights. Concerns were raised about competition with existing events in the area.

The Code Enforcement Officer raised questions regarding zoning codes concerning food trucks, as the current town code does not specifically address this. It was also mentioned that obtaining health department certification from Livingston County would be necessary for the proposal to go forward.

Chair Harris asked CEO Radesi about the status of the special use permit. CEO Radesi stated it is a modification to the current special use permit. He would give a new special use permit after the inspections and have a provision for the food trucks.

Member Shepard motioned for Preliminary Approval of the Torch Bar and Grill Restaurant Special Use Permit Modification for their restaurant.

Member O'Shea seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:15 PM on January 13, 2025. The Secretary will make the required publication and notifications.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

A new printout of training hours was distributed. It was noted that there seemed to be no gaps or issues needing immediate attention.

The meeting schedule for 2025 was reviewed, with April 14th mentioned as potentially problematic due to a spring recess. Further discussion on adjustments would be continued, if necessary, as the date approached.

Member Betette made a motion to accept the 2025 Planning Board Meeting Schedule as presented.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Additional new business included discussion of proposed new language for code addressing signage, landscaping, and dark sky compliance which would be addressed in greater detail in upcoming meetings.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 7:40 PM.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary
ds enclosure
Code Officer Report
2025 Planning Board Meeting Schedule

TOWN OF GENESSEO CODE ENFORCEMENT OFFICE

Building Permits by Issued Date: 10/07/2024 - 12/09/2024

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
24-0123 Anne T. Dewar	10/16/24		Anne T. Dewar 4006 AVON ROAD	71.-1-6.3	250.00		2nd story addition to include master bedroom and bathroom
24-0124 Jeremy B. Grace	10/18/24		Jeremy B. Grace 3273 NATIONS ROAD	62.-1-7.2		50,000.00	Self Perform: 44' X 20' Finished Accessory Structure
24-0127 Gregory Mancine	10/26/24	10/28/24	Gregory Mancine 4351 WEST LAKE ROAD	82.52-1-9		400.00	Self Perform: Demo and reconstruct an existing 6' X 6' step area on upper deck south west corner.
24-0130 ERNST, ANDREW J	10/30/24		ERNST, ANDREW J 5294 WEST LAKE ROAD	100.-1-25.1	326.80	15,000.00	Convert 2nd floor of garage into finished office space. Rebuild existing deck on garage.
24-0131 JESSIE MONTRALLO	10/30/24		PERI JAMES A & DONNA K 4295 NORTH ROAD	82.-1-16.12	75.00	20,000.00	Full roof tear off, replace bad plywood as needed, install new asphalt shingles
24-0132 Avon Stove & Fire	11/01/24		Neibert, John & Lisa A. 3420 POLE BRIDGE ROAD	64.-2-13.2	75.00	5,561.00	Installation of a Pellet Stove
24-0133 Churchville Electric, Inc.	11/01/24		Andy Barnard 4611 WEST LAKE ROAD	82.76-1-4	100.00	13,000.00	Install a 200A auto transfer switch & 24kw Generator
24-0138 BOVE, KENNETH	11/01/24		BOVE, KENNETH 5380 WEST LAKE ROAD	100.43-1-21	336.00	1,344.00	Updating of structural framing of entire building, to include engineered headers above openings, foundation and floor shoring. All new insulation of the exterior walls and ceilings. Updating electrical wiring and plumbing.
24-0134 BRANDON M. BRADY FARMS, INC.	11/04/24		BRANDON M. BRADY FARMS, INC. 4610 LAKEVILLE RD	72.-1-25.123	5860.00		Jaycox Creek 5 MW AC Commercial Solar Renewal
24-0135 FOUR WINDS	11/05/24	11/26/24	JACKS KATHLEEN A 3342 AVON ROAD	63.-1-27	75.00	13,260.85	Remove existing wood stove & liner. Install a new updated unit and liner.
24-0136 Phoenix Hearth & Power	11/09/24		HAZEL MOSMAN 4437 RESERVOIR ROAD	81.-1-32.61	75.00	7,459.18	Install a new DVC28IN31P gas insert w/ chimney liner and cap.

**TOWN OF GENESEO PLANNING BOARD
2025 MEETING SCHEDULE**

Regular Monthly Meeting Date	Tentative Work Meeting Date	Agenda Deadline for Submission (NOON)
January 13, 2025	---	January 3, 2025
	January 27, 2025	
February 10, 2025	---	January 31, 2025
March 10, 2025	---	February 28, 2025
April 14, 2025	---	April 4, 2025
	April 28, 2025	
May 12, 2025	---	May 2, 2025
June 9, 2025	---	May 30, 2025
	June 23, 2025	
July 14, 2025	---	July 3, 2025
August 11, 2025	---	August 1, 2025
September 8, 2025	---	August 29, 2025
	September 22, 2025	
October 6, 2025	---	September 26, 2025
November 10, 2025	---	October 31, 2025
December 8, 2025	---	November 26, 2025