

**Town of Geneseo
Planning Board Monthly Meeting
January 13, 2025
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Annika Shiffer Delegard
Drew Rogerson

Excused:

Robert Irwin
Mark Shepard

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the January Planning Board Monthly meeting to order at 7:00 PM. Chair Harris announced that Robert Irwin was appointed for another seven-year term, and the board extended the chair for Robert Harris for the next six years.

Member O'Shea shared positive news about Long Point receiving an erosion control and mitigation grant. The CEO confirmed the grant location and described the project as a multi-phase initiative involving catch basins and slow water flow. He explains that maintaining the drainage system will require significant person-hours. A discussion ensues regarding the proposed drainage improvements, including swales, culverts, detention ponds, and diversion structures to address flooding in a long-point drainage area.

CODE REPORT:

CEO Radesi handed out the code report for December 9, 2024, to January 13, 2025. The CEO also updated the demolition and erosion control permits issued at Wadsworth Cove.

COUNTY PLANNING BOARD MEETING REPORT:

The CEO reported the January meeting was canceled. The CEO highlighted the Town of Nunda with the progress of their comprehensive plan, noting the extensive community involvement, including photographers documenting wetland areas. He stated that Caledonia has a six-month moratorium on all solar. The next Livingston County Planning Board Meeting is Thursday (February 13, 2024), minutes can be found at www.livingstoncounty.us.

REVIEW OF THE DECEMBER 9, 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 December 9, 2024 minutes.

Member Maxwell motioned to accept the December 9, 2024; Planning Board Monthly Meeting Minutes presented.

Member Betette seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED.

PUBLIC HEARING AND FINAL APPROVAL - SPECIAL USE PERMIT

MODIFICATION for the RESTAURANT, BAR, AND FOOD TRUCKS:

4436 Lakeville Rd., Geneseo NY 14454 (Livingston County Country Club), Tax Map #81.-1-34.1.

Chair Harris opened the public hearing at 7:15 PM. No one from the project was present, so the Board assumed the previously submitted information remained unchanged. The Chair asked if there were any public comments, noting that the location previously housed a restaurant and that the new food truck operation requires a revised special use permit. The Code Officer suggested including contingencies in the special use permit. 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 Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris directed the board to answer SEQR questions for short forms 2 & 3 for the Torch Bar and Grill special use permit. All answers by Planning Board members were "No or small impact." A negative declaration was declared.

Member Maxwell made the SEQR motion for a negative declaration for the Torch Bar and Grill special use permit. Based upon information 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, and Charles Maxwell.

Opposed: None.

Abstained: None

MOTION CARRIED.

AGRIVOLTAIC SOLAR PROJECT DISCUSSION:

Lakeville Rd. Geneseo, NY 14454, Tax Map #73.-1-53

Drew Rogerson and Annika Shiffer Delegard from Greenwood Sustainable Infrastructure, LLC introduced a potential solar project focusing on agrivoltaic, combining agriculture and solar power. They explained that while the site is in an agricultural priority area according to zoning maps, it presents a great opportunity for agrivoltaics projects. They are seriously considering agrivoltaic for all their New York-based projects, noting that it is still in the early stages but holds significant potential. They detailed two under-construction, agrivoltaics projects highlighting a successful solution involving bailing crops between rows of solar panels. Their tracking solar system allows for adjustable panel positioning maximizing space for equipment even with 14-foot row spacing and accommodating crops like alfalfa. They emphasized their commitment to agrivoltaic as a land-maximizing approach. Drew introduced a smaller agrivoltaics project, highlighting their company's focus on community solar and local partnerships. Positive feedback from National Grid is mentioned, and the purpose of the meeting is to gauge the board's interest and gather feedback on the project. Drew highlighted their commitment to keeping energy within the community and collaborating with local landowners. The presentation was framed as an informal introduction and conversation starter.

Member O'Shea inquired about the company's experience with agrivoltaics projects.

Member Maxwell expressed concerns about the feasibility of bailing operations within solar fields citing the difficulty of maneuvering equipment between closely spaced solar panels. Drew responded by explaining that two 5-megawatt projects in Benton utilize a landowner's equipment with a proven concept. The tracking system allows for tabletop operation minimizing concerns beyond foundation height. The landowner has a modified baler designed specifically for this purpose that addresses the height limitations of standard balers (maximum 12 feet for tabletop solar panels). He commented on the fact that alfalfa will eventually turn into grass requiring replanting after several years.

. CEO Radesi raised practical concerns about sheep management including watering, shelter, and overall suitability for the proposed environment.

Chair Harris explained that town code 104 does not allow solar in an agricultural priority area. To make this change, one of two things would need to happen.

1. The Town Board changed the solar laws.
2. Get a Use Variance from the Zoning Board of Appeals.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

None reported.

ADJOURNMENT:

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

Member Maxwell made a motion to adjourn at 8:25 PM.

Member O'Shea seconded the motion.

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

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary
ds enclosure
Code Officer Report