

**Town of Geneseo
Monthly Planning Board Meeting
February 10, 2025
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Robert Irwin
Floyd Streeter
CJ Maxwell
Mark Shepard

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Gregory Bell, BME Associates
Michael O'Grady, Homeowner

Excused:

Philip Betette

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the February Planning Board Monthly meeting to order at 7:02 PM.

CODE REPORT:

CEO Radesi handed out the code report for January 1, 2025, to February 10, 2025. The CEO gave an update to the board on the Millstone project.

COUNTY PLANNING BOARD MEETING REPORT:

The CEO reported the January meeting was canceled. The next Livingston County Planning Board Meeting is Thursday (February 13, 2024), minutes can be found at

REVIEW OF THE JANUARY 13, 2025 PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the above minutes and offer comments or questions. There were corrections on page 1, paragraph 2, lines 3 (explains to explained), line 5 (ensues to ensued), and Page 3 paragraph 4 line 1 removed the period.

Chair Harris requested a motion to approve the amended January 13, 2025 minutes.

Member Maxwell motioned to accept the amended January 13, 2025; Planning Board Monthly Meeting Minutes presented.

Member Streeter seconded the motion.

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

Opposed: None

Abstained: Member Irwin and Member Shepard

MOTION CARRIED.

GENESEE VALLEY CONSERVANCY LETTER:

Chair Harris introduced a letter to the Genesee Valley Conservancy regarding potential protective farmland. With no further discussion or questions, Chair Harris requested a resolution authorizing the signing of the letter for submission to Ag and Markets.

Member O'Shea made a motion to authorize Chair Harris to sign the letter.

Member Maxwell seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED.

INITIAL REVIEW – SUBDIVISION/LOT LINE ADJUSTMENT: Michael

O'Grady of 5012 & 5016 Lakeville-Groveland., Geneseo, NY 14454, Tax Map #91.-1-3.130 & #91.-1-3.131.

Gregory Bell, BME Associates representing Michael O'Grady, presented a proposal for a lot line adjustment on Lakeville-Groveland Rd. The [proposal combines parcels to create a buffer between the new owner and the rest of the family's property. Chair Harris raised concerns about the septic system and potential issues if the septic is on the neighboring property. Gregory Bell confirmed that an easement will be established to address any problems with the septic system/

Member Streeter made a motion for Preliminary Approval with the condition that the easement be approved as part of the deed.

Member O'Shea seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:15 PM on March 10, 2025. The Secretary will make the required publication and notifications.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

None reported.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 7:45 PM.

Member O'Shea seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED.

Opposed: None.

Abstained: None.

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

ds enclosure

Code Officer Report

Letter to David Behm Genesee Valley Conservancy

TOWN OF GENESOO CODE ENFORCEMENT OFFICE

Other Permit Summary by Application Date Range: 01/01/2025 - 02/10/2025

Permit#	Date	Property Owner & Location	Tax Map# DBA	Fee	Type Description	Notes
25-0001	01/03/25	MARSH DOUGLAS J 5420 WADSWORTH COVE	82-84-1-10	100.00	EROSION CONTROL PERMIT	
High Peaks Contracting LLC					Demolition of an existing residence, Excavation for a new residence, Straw, Silt Fencing and Silt Sock used to control the spoils	
25-0002	01/03/25	MARSH DOUGLAS J 5420 WADSWORTH COVE	82-84-1-10	100.00	Demolition Permit	
High Peaks Contracting LLC					Demolition of a single family residence	
25-0003	01/03/25	ERIC E. JENSEN 5415 WADSWORTH COVE	82-84-1-6	100.00	EROSION CONTROL PERMIT	
High Peaks Contracting LLC					Demolition of an existing residence, Excavation for a new accessory structure	
25-0004	01/03/25	ERIC E. JENSEN 5415 WADSWORTH COVE	82-84-1-6	100.00	Demolition Permit	
High Peaks Contracting LLC					Demolition of a single family residence	
25-0007	01/15/25	KENNETH E. INGERSOLL 5337 NORTH POINT DRIVE	91-36-1-10	100.00	Short-Term Rental Permit	
KENNETH E. INGERSOLL					# of Bedrooms 3, # of Guest 6, # of Parking Spaces 4, Contact: Shaun Hayes 585-261-0526 or Ken Ingersoll 585-905-1776	

Total Count: 5 Total: \$500.00

TOWN OF GENESOO CODE ENFORCEMENT OFFICE

Building Permits by Issued Date: 01/01/2025 - 02/10/2025

Permit#	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
25-0005	01/10/25		REPINSKI, DANIEL J. 4024 LAKEVILLE GROVELAND	73-1-40	100.00	83,820.00	Full installation of Geothermal heat pump system
Jessica Schlosser Office Manag							
25-0006	01/10/25		Benedict, Jack A. 5320 BOOHER HILL ROAD	100-1-10.2		14,470.00	Installation of a 7KW Cummins Generator
ANDERSON WATER SYSTEMS, INC							
25-0008	01/18/25		RANDALL K. FREEMAN 4828 LAKEVILLE ROAD	72-1-23	75.00	10,000.00	Replace Fireplace Insert, Chimney & Roof Repairs
RANDALL K. FREEMAN							
25-0010	02/10/25		AVON WATER WORKS 3296 WEST LAKE ROAD	64-2-32.112	325.00	25,000.00	Remove 12 Antennas, 1 OVP, and 6 Coax Cables Install Mount Modifications, 9 Antennas, 1 OVP, and 1 hybrid Cable
Cory Brown							

Total Count: 4 Total: \$500.00 \$133,290.00

February 10, 2025

David Behm
Manager, Farmland Protection Program
NYS Dept. of Agriculture and Markets

Dear Mr. Behm,

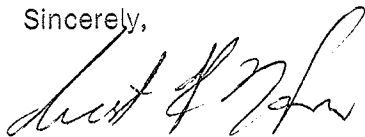
The Town of Geneseo is pleased to provide this letter highlighting development pressure on the MT Pockets Farm lands included in their application to New York State Dept. of Ag & Markets (NYSDAM) for a Farmland Protection Implementation Grant (FPIG). Development pressure on the farm comes from the threat of conversion of prime soils to residential use and renewable energy projects.

Development pressures include:

- Periodic subdividing of farmland to facilitate rural residential development.
- Solar projects anticipated, proposed or underway in Town. Geneseo has 3 completed community solar projects, 2 under construction and numerous other locations that may be brought to the Planning Board for potential approval in the near future.

The Planning Board strongly supports efforts to provide Farmland Protection in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert R. Harris", written over a horizontal line.

Robert R. Harris, Chairman
Town of Geneseo Planning