

**Town of Geneseo
Monthly Planning Board Meeting
May 12, 2025
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi, Code Enforcement Officer
John Neibert
George Jarrett
Brendan Fuhr

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the May Planning Board Monthly meeting to order at 7:01 PM.

CODE REPORT:

CEO Radesi handed out the code report for March 10, 2025, to May 12, 2025. He covered various code enforcement and planning issues. The property in Wadsworth Cove had issues with demolition and erosion control permits, which have been resolved. The three-unit Millstone building project faces delays due to signage changes. The Solar projects were renewed permits due to incomplete work.

COUNTY PLANNING BOARD MEETING REPORT:

The CEO reported that the May meeting was canceled. He stated that at the April meeting, the county planning board discussed a solar project in Dansville, which had won a lawsuit for non-compliance. The next Livingston County Planning Board Meeting is Thursday, June 12, 2025. Minutes can be found at www.livingstoncounty.us.

REVIEW OF THE March 10, 2025, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked that board members review the March minutes and offer comments or questions. With no comments or questions, Chair Harris requested a motion to approve March 10, 2025, minutes.

Member Maxwell motioned to accept the March 10, 2025, Planning Board Monthly Meeting Minutes presented.

Member Shepard seconded the motion.

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

Opposed: None

Abstained: Floyd Streeter

MOTION CARRIED.

**REVIEW OF THE AMENDED January 13, 2025, PLANNING BOARD
MONTHLY MEETING MINUTES:**

Chair Harris asked that board members review the amended January minutes and offer comments or questions. With no comments or questions, Chair Harris requested a motion to approve the amended January 13, 2025, minutes.

Member O'Shea 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, Philip Betette, Robert Irwin, Mark Shepard, Charles Maxwell, and Floyd Streeter.

Opposed: None

Abstained: None

MOTION CARRIED.

CONCEPTUAL REVIEW – SITE PLAN MODIFICATIONS and SPECIAL USE PERMIT for the George and Natasha Jarrett at 4806 Lakeville Rd, Geneseo, NY 14454, Tax Map #72.-1-55.1. Convert the old dentist's office into a Kids Come First Preschool.

George Jarrett and his wife are buying the property to be used as a preschool. He discussed the layout of the property. They would be adding a fence, outdoor play area, interior alterations, creating parking and traffic flow, and landscaping and lighting. The preschool will serve 10 children ages 3 to 5, offering part-time 2.5-hour programs focusing on early academic readiness, social-emotional development, and creativity in an AM and PM session.

CEO Radesi explained the certification process for the preschool and the need for inspections to ensure the building is up to code.

Chair Harris explained that the board needs the survey and revised sketches with all the changes. He stated the importance of having a formal site plan and property survey.

Member Betette motioned for Preliminary Approval of the Kids Come First Preschool Site Plan and Special Use Permit Modification.

Member Maxwell seconded the motion.

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

Opposed: None.

Abstained: None

MOTION CARRIED.

Chair Harris said the Public Hearing will be at 7:15 PM on June 9, 2025. The Secretary will make the required publication and notifications.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

There is a training opportunity in Batavia on May 30 at Genesee Community College and in Canandaigua on July 11 at Finger Lakes Community College.

Please let Debbie know if you want to attend, and she will schedule you.

John Neibert has written a letter of intent to be an alternate on the town planning board, possibly, and has met with the Town Supervisor, Wadsworth.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 7:55 PM.

Member Maxwell seconded the motion.

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

Opposed: None

Abstained: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report