

**Town of Geneseo
Monthly Planning Board Meeting
July 14, 2025
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Phillip Betette
Mark Shepard
Floyd Streeter
John Neibert - Alternate

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi, Code Enforcement Officer

Excused:

CJ Maxwell

Absent:

Bob Irwin

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the July Planning Board Monthly meeting to order at 7:04 PM.

CODE REPORT:

CEO Radesi distributed the code report covering the period from June 9, 2025, to July 14, 2025. He commented on the new permit system iWorQ. iWorQ has increased the efficiency of the code enforcement office. Millstone remains unresponsive to calls and emails.

COUNTY PLANNING BOARD MEETING REPORT:

The Livonia board approved a subdivision and site plan for an oat hammer mill facility on Bronson Hill Road. The project is seen as a positive economic development, generating jobs and encouraging the use of the local railroad.

Mt. Morris Zoning submitted a referral for a proposal to amend zoning for large-scale solar installation in Rural Residential areas. The county board recommended denying the proposal, with the primary concern being a negative impact on prime agricultural soil. Minutes can be found at www.livingstoncounty.us.

REVIEW OF June 9, 2025, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the June minutes and share any comments or questions.

With no further comments or questions, Chair Harris called for a motion to approve the minutes of the June 9, 2025, meeting.

Member Streeter motioned to accept June 9, 2025, Planning Board Monthly Meeting Minutes as presented.

Member Betette seconded the motion.

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

Opposed: None

Abstained: John Neibert

MOTION CARRIED.

FINAL APPROVAL – 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.

The Jarrett's successfully obtained a necessary lot acreage variance from the Zoning Board of Appeals at the July 8, 2025, meeting.

The board discussed safety and traffic concerns, reaching a consensus that the special use permit should include a limit on the number of children allowed per session. If they wish to increase capacity, they must return to the planning board to request a permit modification.

Chair Harris led the board through the questions for SEQR short form parts 2 and 3.

Member O'Shea made a SEQR MOTION for a negative declaration. Based on the information and analysis conducted, along with any supporting documentation, the proposed action is expected to have no significant adverse environmental impacts.

Member Betette seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Floyd Streeter, Jennifer O'Shea, Mark Shepard, and John Neibert.

Opposed: None

Abstained: None

MOTION CARRIED.

Member O'Shea noted the need for a "Children at Play" sign for the road. The Jarrett's must contact the New York State Department of Transportation to request the installation of signs.

Member O'Shea made a motion for final approval of the site plan and special use permit for the Jarrett's at 4806 Lakeville Road, Geneseo, with the condition that

student enrollment shall not exceed 15 students per session. If they wish to increase capacity, they must return to the planning board to request a permit modification. Member Streeter seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Floyd Streeter, Jennifer O'Shea, Mark Shepard, and John Neibert.

Opposed: None

Abstained: None

MOTION CARRIED.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Torch Bar and Grill Food Truck Violations at 4436 Lakeville Road, Geneseo, Tax Map #81.-1-34.1.

The food truck operator (Mauricio Hernandez) violates his special use permit, which allows for "occasional" use. The trucks are being left on-site for extended periods and parked on the grass rather than in the driveway.

The operator ignored a certified letter from the Code Enforcement Officer, which invited him to a meeting to discuss the issue.

The board decided that engaging the property owner (the Country Club) is the most effective next step, as the operator has been unresponsive.

Member Shepard made a motion to authorize the Code Enforcement Officer and the chair to draft and send a formal letter to the Livingston Country Club's board of directors, outlining the permit violations and requesting their intervention.

Member Neibert seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Floyd Streeter, Jennifer O'Shea, Mark Shepard, and John Neibert.

Opposed: None

Abstained: None

MOTION CARRIED.

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 7:57 PM.

Member Betette seconded the motion.

Ayes in favor: Robert Harris, Philip Betette, Floyd Streeter, Jennifer O'Shea, Mark Shepard, and John Neibert.

Opposed: None
Abstained: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report