

**Town of Geneseo
Monthly Planning Board Meeting
October 6, 2025
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi, Code Enforcement Officer
Gordon Laidlaw, Property Owner

John Neibert - Alternate

CALL TO ORDER AND ATTENDANCE:

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

CODE REPORT:

CEO Radesi distributed the code report covering the period from July 14, 2025, to October 6, 2025. He mentioned issues with building permits, property setbacks, a case involving a structure built partially on the neighbor's property, and the efforts to resolve it.

Member Maxwell inquired about the Milestone project; CEO Radesi is waiting for the application for the three-tenant building. They have an erosion control permit, and the single-tenant building has a permit.

COUNTY PLANNING BOARD MEETING REPORT:

CEO Radesi provided updates on various county planning board meetings, including comprehensive plans and zoning amendments.
Minutes can be found at www.livingstoncounty.us.

REVIEW OF July 14, 2025, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the July 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 July 14, 2025 meeting.

Member O'Shea motioned to accept the July 14, 2025, Planning Board Monthly Meeting Minutes as presented. Member Shepard seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Streeter, O'Shea, Maxwell, Irwin, and Shepard.

Opposed: None

Abstained: None

MOTION CARRIED.

CONCEPTUAL REVIEW SUBDIVISION LAIDLAW:

North Road tax map #64.-1-43.11 and 3475 North Road tax map #64.-1-43.112

Lot A outbuildings are being sold to 3475 North Road – 1.081 acres.

Lot 1 will be transferred to son – 2.154 acres.

Lot 2 will remain empty – 2.343 acres.

Gordon Laidlaw explained that the application is to transfer a lot to his son for the purpose of building a house.

Member O'Shea commented on subdividing farmland to build single-family homes. But if you look along the road, it aligns with the neighboring development. So, keeping that in mind, it is not out of character with what North Road has become.

Chair Harris asked if there were any additional comments or questions; if not, he would entertain a motion for preliminary approval of the subdivision.

Member O'Shea made the motion for preliminary approval of the subdivision for Laidlaw on North Road.

Member Maxwell seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Streeter, O'Shea, Maxwell, Irwin, and Shepard.

Opposed: None

Abstained: None

MOTION CARRIED.

Chair Harris announced that the public hearing will be held at 7:15 p.m. on November 10, 2025. The secretary will make the necessary publications and notifications.

NEW BUSINESS/UPDATES/ANNOUNCEMENTS:

Chair Harris expressed concern that the Town lacks a signed final site plan for Jaycox Creek 1. He is proposing a resolution to approve his signature on the documents, with final approval dated September 11, 2023.

Member O'Shea made a motion to authorize Chair Harris to sign the Jacox Creek 1 final site plan with the date of September 11, 2023.

Member Betette seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Streeter, O'Shea, Maxwell, Irwin, and Shepard.

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 7:43 PM.

Member Maxwell seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Streeter, O'Shea, Maxwell, Irwin, and Shepard.

Opposed: None
Abstained: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report