

**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 Jaycox 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

ds enclosure

Code Officer Report

A	B	D	E	F	G	H
Permit #	Applicant Name	Owner Name	Site Address	Fees	Cost	Description
1	250110 Steadman Fence	Gielen, Michael J.	5025 Warner Rd	0	12000	Installing 4' tall black chain link
2	250109 Walker Vreeland	Smith, Juliana E.	5334 West Lake Road	100	0	Install 10.56 KW DC roof mounted solar
3	250108 Brent Vesa	Kreutz, Margarette T.	5336 West Lake Road	100	23210	Tear-off and Re-Roof
4	250107 James Kraus	Kraus, James E.	5331 West Lake	75	22900	Tear off existing shingles, replace rotten wood, Re-insulate, install GAF Timberline HDZ Architectural Shingles
5	250106 Sabrina Di Stefano	Phillips, Christopher	4154 North Rd Geneseo, NY 14454	100	9565	Accessory Structure: Complete tear off and replace existing shingles
6	250105 PlugPV LLC	Jerome, Thomas	4029 North Rd, Geneseo, NY 14454	100	17940	Installation of 13.8KW DC code compliant roof-mounted solar array.
7	250104 Sean Cully	Cully, Sean P.	4029 Roots Tavern Road	200	5000	18 foot round pool above ground
8	250103 Belle Beachner	Phillip, Charles S.	4815 Burbank Drive	100	20000	Addition to existing solar PV system. Panels will be on roof of house as shown on project plans attached
9	250102 Maya Bellus	Longacre, Jan David	4089 Long Point Ext	75	3765	Installing an egress window in the basement on the back side of the house where a current window is located
10	250101 Gordon Laidlaw	Laidlaw, Gordon R.	3475 north rd lot A for 1 no address	0	0	Lot A outbuildings being sold to Michelle Garcia at 3475 north rd. Lot 1 will be transferred to Jacob Laidlaw, of 2 will remain empty
11	250100 Collette	Adli Inc. (New York)	4566 Morganview Road	250	0	EV car charging
12	250099 Keith Provo		0 Lima Rd 14454	0	300000	Looking to obtain a build permit for a single family residence. 2592 is livable square feet 4536 under square feet under truss
13	250098 Pete Fidanza	Sceusa, Carl R.	4860 Groveland Rd	100	16000	replace existing deck
14	250097 Charles Struble	Struble, Charles T.	chuck.struble3338@yahoo.com	75	0	Roofing tear off and re-shingle
15	250095 Sierra Annell	Smith, Juliana E.	5334 West Lake Road	100	0	200 Amp Overhead Service Upgrade
16	250094 Sierra Annell	Smith, Juliana E.	5334 West Lake Road	100	14280	Installation of Multi Zone System: Carrier ODU 37MGHAQ2ADK3
17	250093 Sierra Annell	Foster, Thomas J.	3247 North Road	100	16500	Install Midea outdoor unit M03HK-H188-2A Multi Zone unit
18	250092 Mike Schnatz	Schnatz, Michele K.	5370 West Lake Road	350	50000	24-0107 Permit Renewal: 2 Story Garage at road level. To stay within Variance Specifications
19	250091 Todd Cole	Love, James D.	4342 Reservoir Road	0	0	Remove an existing breezeway. Build a 20' X 32' attached accessory structure
20	250090 Douglas Ehnann	Ehnann, Douglas C.	4204 West Lake Road	420	0	30' X 40' - 2 story accessory structure
21	250089 Jeffrey Hammond	Hammond, Jeffrey L.	4399 Lakeville Road	85	7000	Build an 80 sq ft front porch to replace the demolished concrete porch
22	250088 Scott McMillen	Fletcher, Brian	3130 Elm Rd	100	16999	Residential, Tesla, Battery Storage Installation
23	250087 Charlene Sendel	Sendel, Charlene	3221 Elm Rd Geneseo NY 14454	200	62650	16x33 Inground fiber glass pool
24	250086 William Oyer	Oyer, William D.	4167 West Lake Road	200	0	Build a deck on the lake side of the house as per Zoning Variance specifications. Frame and install 2 sliding glass doors.
25	250085 Core Energy Electric	George Jarrett	4806 Lakeville Road, Geneseo, NY	100	0	Replace existing old, corroded panel with new Eaton Br. 30/60 panel with 2 new grounding rods
26	250084 American Tower Corp. Air	American Tower Corp.	4938 Boothe Hill Road	350	25000	MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT TOWER WORK; INSTALL MOUNT MODIFICATIONS; (2) MICROWAVE DISH
27	250083 Dave Patenella	Bolles, Greg	5329 North Point Drive	219	15000	Remove old deck and balcony. Replace w/ new 2 story deck 10' X 17'-6" with a roof over it
28	250082 Thomas Pschierer	Boynton, James R.	3251 North Road	100	9889	Replace an existing generator in the same location w/ new Generac Generator.
29	250081 Jarrett Property Holdings I	George Jarrett	4806 Lakeville Road, Geneseo, NY	50	0	Special Use Permit
30	250080 Laurie Newton	Newton, Laurie	4806 Lakeville Road, Geneseo, NY	168	15000	Self Perform: Build a 28' X 24' Accessory Structure
31	250079 George Jarrett	George Jarrett	4806 Lakeville Road	100	0	Self Perform: New Business Sign
32	250078 George Jarrett	George Jarrett	4806 Lakeville Road	75	8300	Partial Yard Fence Enclosure
33	250077 Barbara Ryan Ellis	Ryan, Barbara B.	5291 Groveland Road	390	0	28' X 40' Pole Barn Style Accessory Structure