

**Minutes of the Geneseo Town Board Meeting  
March 11, 2026**

**Members Present:**

William Wadsworth, Town Supervisor  
 Matthew Griffo, Deputy Supervisor  
 Margaret Reitz, Town Councilmember  
 Robert Deming, Town Councilmember  
 Gary Mix, Town Councilmember  
 Ellen M Zapf, RMC, Town Clerk

**Also Present:**

Daniel Levey, Highway/Water Superintendent  
 Attorney, Jacob Zoghlin

**Visitors:**

Nathan Waltz, Eleanor Bailey, and Reagan Donegan

**Meeting Opening:**

Supervisor Wadsworth convened the meeting at 4:30 p.m., with Councilmember Mix leading the group in the Pledge of Allegiance. Supervisor Wadsworth then requested a moment of silence to honor the men and women serving around the world.

**Approval of Minutes:**

Council Member Mix proposed the motion, which was seconded by Deputy Supervisor Griffo, to approve the minutes of the meeting held on February 11, 2026, with corrections. The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reiz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Approval of Abstract #3 of 2026:**

Councilmember Deming proposed the motion, which was seconded by Councilmember Reitz, to approve Abstract #3 of 2026 as they stand.

FUND	AMOUNT
GENERAL A VOUCHERS	\$45,900.88
GENERAL B VOUCHERS	\$6,095.10
COMMUNITY ESCROW CM VOUCHERS	\$2,022.00
HIGHWAY DA VOUCHERS	\$86,279.83
HIGHWAY DB VOUCHERS	\$0.00
SW6 CAPITAL FUNDS	\$0.00
CAPITAL PROJECT FUND (H1)	\$2,403.98
SPECIAL LIGHTING DISTRICT VOUCHER (SL)	\$0.00
SEWER DISTRICT #1 (SS1)	\$32.89
WATER OPERATING & MAINTENANCE VOUCHERS (SW0)	\$7,976.63
SPECIAL ITEMS (H2) (SW5)	\$0.00
FIRE CONTRACTS (SF)	\$0.00
ENGINEERING (SW1)	\$0.00
TOTAL	\$150,711.31

The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Accept the Town Clerk's Monthly Report – February 2026:**

Deputy Supervisor Griffo proposed the motion, which was seconded by Councilmember Deming, to accept the Town Clerk's Monthly Report for February 2026.

<u>Supervisor for General Fund</u>	<u>\$ 5,612.50</u>
<u>Supervisor for Part Town Fund</u>	<u>\$ 7,589.16</u>
<u>Livingston County Treasurer for Dog Licenses</u>	<u>\$ 49.00</u>
<u>NYS Ag. &amp; Markets for spay/neuter program</u>	<u>\$ 16.00</u>
<u>New York State Department of Health</u>	<u>\$ 67.50</u>
<u>TOTAL</u>	<u>\$ 13,334.16</u>

The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

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**Accept Supervisor's Report for February 2026:**

Councilmember Deming proposed the motion, which was seconded by Councilmember Mix, to accept the Supervisor's Report for February 2026. The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Appointing the Deputy Registrar of Vital Statistics:**

Deputy Supervisor Griffo proposed the motion, which was seconded by Councilmember Reitz, to appoint Jodi Deming as the Deputy Registrar of Vital Statistics, with her term to expire on December 31, 2027. The motion was adopted with the following votes: Wadsworth - aye, Deming - abstain, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Open Public Hearing for Local Law No. 1 of 2026:**

Supervisor Wadsworth opened the Public Hearing for Local Law No. 1 of 2026 and invited comments from board members and the public.

Councilmember Deming provided the following information.

The local law as written would only allow for marijuana dispensary in the General Commercial district, essentially Genesee Valley (Wegmans) Plaza to Pond Side (Geneseo Hardware) Plaza.

One item of note is the reference to "Banquet/Wedding facility" use. This was chosen for the following reasons:

- Wanting to have a dispensary be a specially permitted use requiring planning board approval (matching the approach that the village took).
- While 'liquor store' seemed like the most similar use (due to age restrictions), we do not have a specific use in our code for that.
- 'Drinking establishment or tavern' is the closest we have to a 'liquor store' but that does not require a special use permit.
- A 'banquet/wedding facility' has the same zoning requirements as a 'drinking establishment or tavern' but requires a special use permit, so that was identified as the most similar use.

Addressing the concern regarding the limited number of locations within the General Commercial (GC) district:

- This aligns with the village's approach of limiting usage to only one zoning district.
- The GC district is our largest non-residential district and where all of our liquor stores, restaurants, and drinking establishments/taverns are located.
- While not yet in operation, the town is aware of the village approving a dispensary within the village at 4245 Lakeville Road. By NYS rule, a 2,000-foot proximity exclusion radius from this location would essentially prohibit a dispensary in the town's Genesee Valley Plaza but leave Pond Side Plaza as a viable location. This is not the Town's choice, as our intent is to allow a dispensary anywhere in the General Commercial District.

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Addressing the concern that other zoning districts do allow for a restaurant/drinking establishment/tavern:

- The other districts that allow for a 'drinking establishment or tavern' are the following:
  - Lakefront Neighborhood Commercial
    - This was not included because this district does not have any remaining commercial properties.
  - Mixed-Use I
    - This is the 'purpose statement' from the town code: *The purpose of the MUI District is to permit mixed-use developments that incorporate light industrial and office uses, while also providing opportunities for supporting limited commercial and residential uses...The intent of this district is to increase employment opportunities for residents and enhance the tax base within the Town through the responsible development of diverse, sustainable mixed-use light industrial and professional office campuses.*
    - This was not included because this district favors office development over purely commercial endeavors.
  - Mixed-Use II
    - This is the 'purpose statement' from the town code: *The purpose of the MUII District is to permit mixed-use developments that meet the community housing and daily commercial service needs of residents, while also providing a transition from the industrial and office uses allowed within the Mixed-Use I and III Districts. The intent of the MUII District is to develop a mix of limited commercial uses with higher-density residential uses that create a unique and attractive living environment for all residents, and which encourage the development of senior and affordable housing opportunities.*
    - This was not included because the district favors residential development over purely commercial endeavors.

Addressing the concern that there are other commercial zoning districts:

- Our intention is to limit dispensaries to purely commercial districts. While cannabis is legal in NY, we do not feel it should be promoted in residential areas. Similar to a drinking establishment, tavern or liquor store, there is a distinct difference between a business that requires an ID to enter versus a restaurant that is open to all ages. Additionally, cannabis remains illegal on a federal level, which is another factor taken into account by limiting dispensaries to purely commercial districts.

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- Other notable districts are:
  - Mixed-Use III (restaurants allowed but not drinking establishment/tavern)
    - This is the ‘purpose statement’ from the town code: *The purpose of the MUIII District is to encourage mixed-use developments that incorporate light industrial, office, and limited commercial uses, while also providing opportunities for upper-floor residential uses. Larger retail, entertainment, recreation, and accommodation uses shall be focused within this district. The intent of the MUIII District is to create a diverse and sustainable economic driver for the Town that not only meets the needs of residents but also increases their overall quality of life.*
    - This was not included because the district favors large retail commercial endeavors.
  - Limited Commercial (no restaurants or drinking establishments/taverns)
    - This is the area across from the college on Route 63 (by Scorsone’s and the storage units). The feedback we received from law enforcement, the fire department and SUNY Geneseo were a general concern regarding pedestrian safety in this area, as there are no sidewalks or crosswalks.
    - This was not included because of this public feedback.

**Stop Signs at Crossett Road and Long Point Road Extension:**

Councilmember Mix proposed the motion, which was seconded by Councilmember Reitz, to make the four-way stops at Crossett and Long Point Roads permanent. The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Approval of the Agreement for the Expenditure of Highway Moneys 2026:**

Councilmember Reitz proposed the motion, which was seconded by Councilmember Deming, to approve the Agreement for the Expenditure of Highway money. The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

Supervisor Wadsworth stated that the Code Enforcement Office fee schedule adopted at February 11, 2026, meeting was missing fees for several items. He recommended adopting a revised fee schedule that includes the missing fees.

The Board took the following action:

**Adopting the Updated 2026 Code Office Fee Schedule:**

Deputy Supervisor Griffo proposed the motion, which was seconded by Councilmember Reitz, adopting the following:

**RESOLUTION ADOPTING UPDATED CODE ENFORCEMENT AND RELATED FEE SCHEDULE**

WHEREAS, the Town Board of the Town of Geneseo is authorized pursuant to New York State Town Law, the New York State Uniform Fire Prevention and Building Code Act (Executive Law Article 18), and the Town of Geneseo Code to establish, amend, and adopt fees related to permits, inspections, certificates, and other administrative actions performed by the Town; and

WHEREAS, the Town Board has reviewed the proposed updated Code Enforcement and related fee schedule, which is intended to reflect the administrative costs, staff time, inspection requirements, and enforcement responsibilities associated with the review, issuance, and administration of permits and approvals; and

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WHEREAS, the Town Board finds that adoption of the updated fee schedule is necessary to ensure consistency, transparency, and appropriate cost recovery for services provided by the Town;

**Town of Geneseo Code Department Fee Schedule**

Adopted by Resolution dated January 20, 2026.

All fees established herein shall be determined at the discretion of the Town Code Enforcement Official, Highway Superintendent, Planning Board Secretary, and Zoning Board Secretary, based upon the scope of work, the inspections required, and the applicable provisions of the Town Code and the New York State Uniform Fire Prevention and Building Code. No permit shall be issued until all applicable fees have been paid in full.

<b>Residential Building Fees</b>			
<b>Category</b>	<b>Rate</b>	<b>Minimum Fee</b>	<b>Notes</b>
Single Family Dwelling	\$0.35 / sq. ft.	\$150.00	Includes additions, alterations, structural repairs
Double / Multi-Family Dwelling	\$0.50 / sq. ft.	\$200.00	Includes additions, alterations, structural repairs
Garage – Attached	\$0.25 / sq. ft.	\$100.00	Includes additions, alterations, structural repairs
Accessory Structure/Building	\$0.20 / sq. ft.	\$75.00	Includes additions, alterations, structural repairs
Porch or Deck	\$0.20 / sq. ft.	\$75.00	Includes additions, alterations, structural repairs
Fence	Ft. X \$1.00 =	\$75.00	
Replacement Roof		\$75.00	Includes reroofing, replacement, coverings
Basement / Foundation / Crawl Space (Repair/Replace)	\$0.35 / sq. ft.	\$100.00	Includes replacement, alterations, structural repairs
Land disturbance, Erosion Control, Wetlands		\$75.00	Land disturbance activities exceeding <b>500 square feet</b> or located within the Conesus Lake Watershed or New York State-regulated wetland areas require a permit.
Building equipment/systems (See Notes →)		\$50.00	HVAC, Electrical, Generator, Plumbing, Water tank, On-Demand Hot Water, Vented Appliances, Furnace, EV Chargers, Geothermal systems, Fireplace, Chimney (may be subject to 3 <sup>rd</sup> party inspections)
Solar/Battery Storage Residential		\$150	Including roof-mounted and ground-mounted solar energy systems installed for on-site energy use only. Such systems are permitted as accessory uses and shall comply with all applicable building, electrical, fire, and zoning requirements. Battery energy storage

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			systems shall be limited to personal, on-site use only.
Demolition		\$75.00	Demolition may be included with a building permit for an addition but requires a separate permit for full removal.
Temporary Structure / Tent Permit		\$75.00	Any temporary structure exceeding <b>200 square feet</b> , or any tent or membrane structure exceeding <b>400 square feet</b> , shall require a permit and shall be permitted and inspected in accordance with the New York State Uniform Fire Prevention and Building Code and the Town of Geneseo Code.
Pool/Spas/Hot Tubs		\$100.00	Failure to complete work in a timely manner may result in additional fees and/or fines, as determined by the Code Enforcement Official, where extreme safety concerns exist. (may be subject to 3 <sup>rd</sup> party inspections)
Sprinkler or Fire Systems Permit		\$75.00	May be subject to third-party inspections, including required testing and documentation, to meet International Code and NFPA standards.
Flood Permit		\$75.00	Required for any development in a mapped Special Flood Hazard Area.

<b>Short-term Rental Fee</b>		
<b>Category</b>	<b>Flat Fee</b>	See the law and application for details.
Short-term Rental Permit	\$100.00	

<b>Permit Renewal, C of C, C of O, Temp C of C, Temp C of O Fees</b>		
<b>Category</b>	<b>Minimum Fee</b>	<b>Notes</b>
Building Permit Renewals		Permit renewal fees may be equal to the full permit fee, as set forth in the most current fee schedule, based upon the duration of the requested extension.
Certificate of Occupancy	\$150.00	This applies to stand-alone certificates only, as certificates are included with most building/zoning permits.
Temporary Certificate of Occupancy	\$100.00	May require the execution of a legal agreement
Certificate of Compliance	\$50.00	This applies to stand-alone certificates only, as certificates are included with most building/zoning permits.
Temporary Certificate of Compliance	\$50.00	May require the execution of a legal agreement

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<b>Agricultural Fees</b>		
<b>Category</b>	<b>Flat Fee</b>	
Agricultural Building/Renovations	\$50.00	In agricultural settings, pursuant to the New York State Uniform Fire Prevention and Building Code (Executive Law Article 18) and the Fire Code of New York State (§107.2), Code Enforcement Officials retain the authority to issue permits where required, conduct inspections as often as necessary to ensure compliance with applicable code provisions, and enforce minimum life-safety, fire-safety, and structural safety standards. Property maintenance provisions shall be enforced only where conditions constitute a threat to life safety, fire safety, or structural safety. Nothing herein shall be construed to regulate, prohibit, or unreasonably restrict normal farm operations or agricultural practices protected under New York State Agriculture and Markets Law §305-a.

<b>Commercial Building Fees</b>			
<b>Category</b>	<b>Rate</b>	<b>Minimum Fee</b>	<b>Notes</b>
Land disturbance, Erosion Control, Wetlands		\$250.00	Land disturbance activities exceeding <b>500 square feet</b> or located within the Conesus Lake Watershed or New York State-regulated wetland areas require a permit.
Demolition		\$300.00	Demolition may be included with a building permit for an addition but requires a separate permit for full removal.
Commercial Building Permit	\$0.50 / sq. ft.	\$300.00	Includes additions, alterations, structural repairs
Basement / Foundation / Crawl Space (Repair/Replace)	\$0.50 / sq. ft.	\$300.00	Includes additions, alterations, structural repairs
Garage – Attached	\$0.35 / sq. ft.	\$100.00	Includes additions, alterations, structural repairs
Porch or Deck	\$0.35 / sq. ft.	\$100.00	Includes additions, alterations, structural repairs
Accessory Structure/Building	\$0.35 / sq. ft.	\$100.00	Includes additions, alterations, structural repairs
Sprinkler or Fire Systems Permit		\$150.00	May be subject to third-party inspections, including required testing and documentation, to meet International Code and NFPA standards.
Temporary Construction Trailer		\$200.00	Valid for the duration of the building permit and renewed concurrently with any building permit renewal.
Building equipment/systems (See Notes →)		\$100.00	HVAC, Electrical, Generator, Plumbing, Water tank, On-Demand Hot Water, Vented Appliances, Furnace, Geothermal systems, Fireplace, Chimney (may be subject to 3 <sup>rd</sup> party inspections)
Electric Vehicle (EV) Charging Stations		\$100.00 each	Depending on the size and location of the system, and in accordance with all applicable

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			buildings, electrical, fire, and zoning requirements, a third-party inspection shall be required.
Solar/Battery Storage Residential		\$350	Including roof-mounted and ground-mounted solar energy systems installed for on-site energy use only. Such systems are permitted as accessory uses and shall comply with all applicable building, electrical, fire, and zoning requirements. Battery energy storage systems shall be limited to personal, on-site use only.
Replacement Roof		\$150.00	Includes reroofing, replacement, coverings
Fence	Ft. X \$2.00 =	\$150.00	
Pool/Spas/Hot Tubs		\$300.00	Failure to complete work in a timely manner may result in additional fees and/or fines, as determined by the Code Enforcement Official, where extreme safety concerns exist. (may be subject to 3 <sup>rd</sup> party inspections)
Temporary Structure / Tent Permit		\$100.00	Any temporary structure exceeding 200 square feet, or any tent or membrane structure exceeding 400 square feet, shall require a permit and shall be permitted and inspected in accordance with the New York State Uniform Fire Prevention and Building Code and the Town of Geneseo Code.

<b>Fire Inspection, Zoning, Planning &amp; Other Fees</b>			
<b>Category</b>	<b>Rate</b>	<b>Minimum Fee</b>	<b>Notes</b>
Small Subdivision Application & Review Fee	\$150.00		A small subdivision is the division of a tract of land of less than ten (10) acres into fewer than four (4) lots that does not require the construction of new streets or other public improvements.
Major Subdivision Application & Review Fee		\$250.00	Major subdivision is any subdivision that does not qualify as a small subdivision, including any division of land involving four (4) or more lots, ten (10) acres or more, or the construction of new streets or public improvements.
Agricultural Subdivision Application & Review Fee	\$50.00		Agricultural subdivision is the division of a parcel of land located within an agricultural district or in active farm use for the purpose of creating one or more lots that will continue to be used for bona fide agricultural or farm operations, without the creation of residential building lots or development rights, and in a manner intended to preserve agricultural land and farm viability.
Public Hearing	\$125.00		Shall cover one (1) hearing only and shall include administrative costs related to scheduling, noticing, conducting, and documenting the

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			public hearing, including legal notices, mailings, and staff processing. All consultants, engineering, legal, or additional hearing costs shall be billed separately where applicable.
Fire Safety Inspection		\$100.00	Shall be conducted in accordance with the International Code Council (ICC) codes and the Town of Geneseo Zoning Law. Inspection fees shall be based on the duration of the inspection and the size of the facility.
Operating Permit	\$100.00		Shall be renewed in conjunction with the required fire safety inspection.
Fireworks Permit – Residential Fireworks Permit – Commercial	\$100.00 \$250.00		The permit holder shall comply with all applicable New York State and federal fireworks laws and regulations.
Code Enforcement Officer Hourly Rate	\$100.00 / hour	\$100.00	The Town may assess an hourly fee for inspections, plan reviews, meetings, or enforcement actions requiring time beyond that normally associated with permit issuance, as determined by the Code Enforcement Official.

**Sign Permit Fees**

Category	Minimum Fee	Notes
New Sign, wall-mounted or free-standing	\$150 each	Fees shall be based on review time and project size. All signage is subject to review under the Town of Geneseo Zoning Law and may require third-party review. If required, all associated costs shall be the responsibility of the applicant. Certain signage may also require approval by the Town of Geneseo Planning Board.
Replacement Sign, wall-mounted or free-standing	\$100.00 each	
Temporary Signs	\$75.00 each	

**Large Scale Solar Fees**

Category	Rate	Notes
Large Scale Solar	Installed capacity (MW) × \$5,000 = Total permit fee	Designed primarily to generate electricity for sale or off-site use, with a capacity greater than 26 kilowatts (kW DC). A \$30,000 escrow deposit shall be required. Additional fees may apply as authorized by the Town Office.

**Violations and Noncompliance With Permit and Inspection Requirements**

Category	Fee	Notes
Work Started Without a Building Permit	\$100.00- \$3,000	This fine shall be in addition to all applicable permit fees, fines, and other associated costs.
Failure to follow inspections	\$50.00- \$300.00	This fee may be compounded for multiple and/or repeat violations.
Violations		Violations of the Town Code, zoning laws, or permit conditions may result in fines and fees as authorized under the Town of Geneseo Law.
Stop Work Order Rescinded	\$100.00	Payment of this fee is required before any permit issuance or continuation of work is authorized.

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NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Geneseo hereby adopts the updated Code Enforcement and related fee schedule, as presented and attached hereto, effective March 11, 2026; and

BE IT FURTHER RESOLVED, that the adopted fee schedule shall supersede all prior fee schedules or conflicting fee provisions and shall be administered and enforced in accordance with the Town of Geneseo Code and applicable New York State law.

The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

Councilmembers Reitz and Mix provided the Town board with a NYS DOT TAP Grant Municipal Supporting Resolution required for the grant application. There was a lengthy discussion, which included the following:

- Change the wording of the resolution from 20% to required matching funds.
- Is it fair to put a sidewalk on a road that already has a sidewalk on the opposite side when there have been requests from homeowners on other village roads for sidewalks?
- The grant is for State Roads and Roads that connect with State Roads.
- Only a verbal agreement from the DOT to contribute 15% of the matching funds.
- Remove the last paragraph regarding whether the town will maintain the sidewalks.
- Deputy Supervisor Griffo is against MRB Group as the engineer on this project.

**Adopting the TAP Grant Municipal Support Resolution:**

Councilmember Reitz proposed the motion, which was seconded by Councilmember Mix, to adopt the TAP Grant Municipal Support Resolution with amendments as follows:

**Town of Geneseo  
NYS DOT TAP Grant  
Municipal Supporting Resolution**

**WHEREAS**, the Town of Geneseo Town Board (hereinafter referred to as Town Board) supports the submission of a 2025 New York State Department of Transportation (NYS DOT) Transportation Alternatives Program (TAP) Grant Program under the Planning, Design and Construction of Infrastructure Related project to Improve Non-driver Safety, Access to Public Transportation and Enhanced Mobility; and

**WHEREAS**, the NYS DOT TAP Grant program provides assistance for local governments to implement an approach to increase safety and accessibility for pedestrians and provide infrastructure to connect residents to local businesses and essential services; and

**WHEREAS**, a portion of the project is located in the Town, and the Village and Town have discussed the project and agreed to move forward with an application for funding with the Village taking the lead on the project.

**NOW THEREFORE BE IT RESOLVED**, the Town Board does hereby authorize and obligate the Town of Geneseo to the required matching funds of any grant funding awarded in the form of in-kind services or cash contribution hereby appropriated from the Town of Geneseo Funds; and

**BE IT FURTHER RESOLVED**, that, if the grant is awarded, The Town will participate in a cost-sharing arrangement with the Village of Geneseo for their proportionate share of the local match funds required; and

**BE IT FURTHER RESOLVED**, that the Town of Geneseo recognizes and fully supports the Village's submission of the 2025 NYS DOT TAP grant application.

The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - Nay.

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**Close Public Hearing for Local Law No. 1 of 2026:**

Councilmember Reitz proposed the motion, which was seconded by Councilmember Mix, to close the public hearing for Local Law No. 1 of 2026. The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Adopt Local Law No. 1 of 2026:**

Councilmember Deming proposed the motion, which was seconded by Councilmember Reitz, to adopt Local Law No. 1, 2026, entitled "A Local Law to Repeal Local Law No. 3 of 2021, and Opting-in to Allow Adult-Use Cannabis Retail Dispensaries Within the Town of Geneseo, NY."

**TOWN OF GENESEO  
Local Law No.1of 2026**

A Local Law entitled "Repealing Local Law No. 3 of 2021 and Opting-In to Allow Adult Use Cannabis Retail Dispensaries within the Town of Geneseo, New York" as authorized by the New York State Cannabis Law.

**BE IT ENACTED** by the Town Board of the Town of Geneseo, County of Livingston, State of New York, as follows:

**Section I: LEGISLATIVE INTENT**

It is the intent of this Local Law to repeal local law No. 3 of 2021 of the Town of Geneseo, New York; to opt-in to allow adult-use cannabis retail dispensary licenses in the Town of Geneseo, New York under New York State Cannabis Law Article 4; and to amend the Town of Geneseo Zoning Code (including Town Code Chapter 106, Zoning) to clarify that such adult-use cannabis retail dispensary uses are only authorized in the Town's General Commercial (GC) zoning district (Town Code §106-21.6) upon issuance of a special use permit, subject to the same bulk and area restrictions as a "Banquet/Wedding facility" use.

**Section II: AUTHORITY**

This Local Law is adopted pursuant to New York State Cannabis Law §131, which authorizes the Town Board to repeal a local law which prohibited establishment of cannabis retail dispensary licenses in the Town, subject to a permissive referendum under New York State Municipal Home Rule Law §24.

**Section III: LOCAL OPT-IN**

The Town Board repeals Local Law No. 3 of 2021, by which the Town Board opted-out of allowing adult use cannabis retail dispensaries. By this new Local Law, the Town Board opts-in for allowing cannabis retail dispensaries within the Town's jurisdiction.

**Section IV: ZONING CODE AMENDMENT**

The Town Board amends Town Code Chapter 106, section 21.6, to authorize "Licensed Cannabis Retail Dispensary" as a "use requiring a special use permit" in in the Town's General Commercial (GC) zoning district (Town Code §106-21.6) subject to the same bulk and area restrictions as a "Banquet/Wedding facility" use as such uses are set forth in Attachment # 7 to Town Zoning Code Section 106. A true and accurate copy of said amendment to Town Code Chapter 106 is attached hereto and incorporated herein as "**Exhibit A.**"

**Section V: SEVERABILITY**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstances, shall be adjudicated by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

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**Section VI: PERMISSIVE REFERENDUM/REFERENDUM ON PETITION**

This Local Law is subject to referendum on petition in accordance with Cannabis Law §131 and the procedure outlined in Municipal Home Rule Law §24.

**Section VII: EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing with the Secretary of State, provided that such filing occurs no sooner than 45 days after the adoption of this Local Law by the Town Board. Pursuant to Cannabis Law §131, this Local Law is subject to a permissive referendum and may not be filed with the Secretary of State until the applicable time period has elapsed to file a petition, or a referendum has been conducted approving this Local Law.

The motion was adopted with the following votes: Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

**Open Items – Town Board:**

Councilmember Mix discussed a request from the Geneseo Rotary for sponsorship of its annual summer festival. He suggested that the Town acknowledge its support for the Geneseo Rotary while clarifying that any contributions would be made individually by Town Board members and not with Town funds.

Deputy Supervisor Griffo reported that he spoke with members of the Kiwanis Club regarding Code Enforcement Officer Jared Radesi's proposal to have students from Camp Hard Hat construct a pavilion on Town property. The Kiwanis Club expressed interest in having Mr. Radesi speak with them directly regarding funding for materials. Deputy Supervisor Griffo stated that he supports providing a location for the pavilion but does not support the use of Town funds for the project.

Councilmember Reitz reported that each spring, the Geography Department at SUNY Geneseo conducts an honors mapping project. She asked that any potential mapping projects within the Town be brought to her attention.

Supervisor Wadsworth reported that he attended a meeting at the college, where he learned that efforts are underway to develop internships and provide opportunities for students to engage with the community. These initiatives would allow students to gain practical experience and valuable knowledge through hands-on work.

There was discussion regarding solar projects and associated PILOT payments. Supervisor Wadsworth reported that the Town is now collecting funds owed.

**Adjournment:**

Councilmember Reitz proposed the motion, which was seconded by Councilmember Mix, to adjourn the meeting at 5:45 pm. Wadsworth - aye, Deming - aye, Reitz - aye, Mix - aye, and Griffo - aye. No nays were recorded.

Ellen M. Zapf, RMC  
Town Clerk