

**Town of Geneseo
Monthly Planning Board Meeting
March 9, 2026
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Sear Harris, Subdivision Applicant
Kevin O'Donohue, Surveyor

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the March Planning Board Monthly meeting to order at 7:05 PM.

CODE REPORT:

CEO Radesi responded to the board regarding 4687 West Lake Rd, provided an update on the Castignetti solar project permit renewal, and discussed the Millstone pickup parking spots at Gateway Dr. He has been working with MRB to obtain building permits for the interiors of both buildings.

COUNTY PLANNING BOARD MEETING REPORT:

CEO Radesi reported he was not at the last meeting. Minutes can be found at www.livingstoncounty.us.

REVIEW OF JANUARY 12, 2026, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the January 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 January 12, 2026, meeting.

Member O'Shea moved to accept the January 12, 2026, Planning Board Monthly Meeting Minutes as presented. Member Maxwell seconded the motion.

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

Opposed: None

Abstentions: Robert Irwin

MOTION CARRIED.

CONCEPTUAL REVIEW SUBDIVISION FOR SEAN HARRIS:

at 4130 Roots Tavern Rd, tax map #63.-1-34.

Lot 1 will be 19.579 acres (Sean Harris)

Lot 2 will be 37.458 acres (Beth Anne Harris Estate)

Kevin O'Donohue, Surveyor, presented the survey map for the Harris subdivision.

Chair Harris initiated a discussion on subdivisions with conservation easements and their impact on future subdivisions.

The board recommends adding a clause to the subdivision application to ensure compliance with the conservancy, and requests that the board be provided with the conservancy restrictions and the necessity for reviewing the conservancy agreement.

Member Shepard moved to grant preliminary approval of the subdivision at 4090 and 4130 Root Tavern Road. Member Maxwell seconded.

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

Opposed: None

Abstentions: None

MOTION CARRIED.

Chair Harris announces that the public hearing will be held on April 13, 2026, at 7:15 pm. The secretary will make the necessary publications and notifications.

Golf Course Remodeling Plans.

CEO Radesi initiated a discussion on the purchase and remodeling of the current Livingston County Country Club. Member O'Shea mentioned the need for a site plan modification and for the full phasing of the project.

Accessory Building and Special Use Permits.

CEO Radesi initiated a debate on the classification and permitting of accessory buildings, particularly sheds. The definition of accessory building, and the need for a clear definition in the code. The Planning Board determined that the Schunk project does not warrant a Special Use Permit.

Comprehensive Plan and Zoning Updates.

Based on CEO Radesi's discussion of various situations we've encountered both in the office and in the field, I would like to highlight several planning and zoning issues that have consistently caused challenges from a Code Enforcement perspective under the current Town of Geneseo regulations (Chapter 57). I have started a list of clarifications or potential updates to consider.

Starbucks Window Treatment.

Ceo Radesi stated that Starbucks is requesting a shade for the kitchen area of their store. Member O'Shea commented that the shade should be a roller shade with no logo and should allow some visibility through the material.

ADJOURNMENT:

With no other business, Chair Harris called for a motion to adjourn.

Member Maxwell made a motion to adjourn at 8:46 pm. Member Shepard seconded the motion. Ayes in favor: Chair Harris, Members O'Shea, Betette, Streeter, Maxwell, Shepard, and Irwin.

Opposed: None

Abstentions: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary
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Code Officer Report