

**Town of Geneseo
Monthly Planning Board Meeting
April 13, 2026
7:00 PM**

Member Present:

Chair, Robert Harris
Jennifer O'Shea
Floyd Streeter
John Neibert – Alternate
Charles Maxwell
Robert Irwin

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Sear Harris, Subdivision Applicant
Kevin O'Donoghue, Surveyor
Josh Bruckel, 4436 Lakeville Road, LLC
Jenn Bruckel, 4436 Lakeville Road, LLC
Eric Bentley, Contractor

Excused:

Phil Betette
Mark Shepard

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the March Planning Board Monthly meeting to order at 7:05 PM. The Chair announced, with excused members confirmed, that a quorum was present.

CODE REPORT:

CEO Radesi distributed the Code Office Report dated March 9 through April 13, 2026

- He gave an update on the status of solar farm permits.
- Issued a permit for Concrete Applied Technologies, and their failure to put up a fence.
- Dealing with a complaint on the lake with the recent rain, flooding, and drainage issues.

COUNTY PLANNING BOARD MEETING REPORT:

CEO Radesi reported on the meetings from March and April.

- Site Plan and Special Use Permit review for feed blending facility in Avon
- Continuation of Site Plan and Conditional Special Use Permit for a gas station and convenience store in Livonia
- Review of Local Regulating Certain Solar Energy Systems in Mt Morris
- Site Plan Review for a Field House at Camp Stella Maris in Livonia
- Local Law to Modify Requirements for Residential Dwellings in York
- Review of Zoning Text Amendment to amend Section 704: Camping Trailers in West Sparta

Minutes can be found at www.livingstoncounty.us.

REVIEW OF MARCH 9, 2026, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the March 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 March 9, 2026, meeting.

Member O'Shea moved to accept the March 9, 2026, Planning Board Monthly Meeting Minutes as presented. Member Maxwell seconded the motion.

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

Opposed: None

Abstentions:

MOTION CARRIED.

PUBLIC HEARING AND FINAL APPROVAL SUBDIVISION SEAN HARRIS:

4090 & 4130 Roots Tavern Road, tax map #63.-1-34

Lot 1 will be 19.045 acres.

Lot 2 will be 36.936 acres.

Chair Harris opened the Public Hearing at 7:27 pm. Kevin Doregthy briefly spoke about dividing the Harris property into two lots. He presented updated survey maps with added conservancy easements.

Chair Harris asked for comments from the public present. He then asked for any further remarks. There were none; he moved to close the hearing.

Member Streeter moved to close the Public Hearing at 7:30 pm, and Member Maxwell seconded. Ayes in favor: Chair Harris, Members O'Shea, Streeter, Maxwell, Irwin, and Neibert.

Opposed: None

Abstentions: None

MOTION CARRIED.

Chair Harris next did the Short Form SEQR with members. All answers by Planning Board members were "No or small impact." A negative declaration was requested.

Chair Harris requested a motion for a Negative Declaration for the Harris Subdivision.

Member O'Shea moved for a Negative Declaration for the Harris Subdivision. Based on an analysis of the information and supporting documentation, the proposed action is not expected to result in any significant adverse impacts. Member Maxwell seconded the motion. Ayes in favor: Chair Harris, Member O'Shea, Streeter, Maxwell, Irwin, and Neibert.

Opposed: None

Abstentions: None

MOTION CARRIED.

Member Streeter then made a motion for FINAL APPROVAL of the Sean Harris two-lot subdivision at 4090 and 4130 Roots Tavern Road, Geneseo, NY 14454, tax map #63.-1-34. Member Irwin seconded the motion. Ayes in favor: Chair Harris, Member O'Shea, Streeter, Maxwell, Irwin, and Neibert.

**Opposed: None
Abstentions: None**

MOTION CARRIED

County Planning deemed this project a "local option." The Secretary will inform Kevin O'Donoghue when the maps are signed and ready to be picked up for filing with the County Clerk.

NEW BUSINESS:

- A discussion of a special use permit for a restaurant at the Livingston County Country Club Golf Course. It was noted that proper planning and compliance with an approved site plan are required, with an emphasis on phased development and environmental considerations.
- CEO Radesi will update the Special Use Permit for the outdoor kitchen.
- There will not be an April 28th Work Meeting held.

ADJOURNMENT:

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

Member O'Shea made a motion to adjourn at 8:21 pm. Member Irwin seconded the motion. Ayes in favor: Chair Harris, Members O'Shea, Streeter, Maxwell, Irwin, and Irwin.

**Opposed: None
Abstentions: None**

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary
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Code Officer Report