

**Town of Geneseo
Monthly Planning Board Meeting
January 12, 2026
7:00 PM**

Member Present:

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

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi Code Enforcement Officer
Kim McGann, Subdivision Applicant
Kevin O'Donohue, Surveyor
Larry Wrightman, Property Owner

Excused:

Robert Irwin

CALL TO ORDER AND ATTENDANCE:

Robert Harris, Chair, called the January Planning Board Monthly meeting to order at 7:03 PM.

CODE REPORT:

CEO Radesi provided the board with an update on the Millstone project at Gateway Plaza. Millstone has a shell permit for building A, and I am working on a shell permit for building B. He has been working with MRB to obtain building permits for the interiors of both buildings.

COUNTY PLANNING BOARD MEETING REPORT:

CEO Radesi provided a report on the last meeting. The Town of Avon: review of a 6-month moratorium on Large-Scale Battery Storage and Site Plan Review for Auto Retail. The Town of York, Site Plan for a Self-Storage Facility. The Town of Groveland's erosion control. The Town of Livonia Site Plan and Conditional Use Permit Review for a Gas Station and Convenience Store in Lakeville. The Town of West Sparta Site Plan Review and Special Use Permit for a campground, as well as a short-term rental law. Town of Lima, Zoning Amendment for a General Business Overlay; Rezoning land to establish the location of the General Business Overlay Zone; and Zoning Map Amendment. Minutes can be found at www.livingstoncounty.us.

REVIEW OF DECEMBER 8, 2025, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the December 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 December 8, 2025, meeting.

Member O'Shea moved to accept the December 8, 2025, Planning Board Monthly Meeting Minutes as presented. Member Maxwell seconded the motion.

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

Opposed: None

Abstentions: Member Shepard

MOTION CARRIED.

Chair Harris opened the Public Hearing at 7:25 pm.

PUBLIC HEARING AND FINAL APPROVAL SUBDIVISION WRIGHTMAN:

3409 North Road, tax map #64.-1-42.2

Lot 1 will be 9.105 acres on the West side of North Road.

Lot 2 will be 8.282 acres on the East side of North Road.

Kevin O'Donohue, Surveyor, presented new survey maps with a slight change to the wetlands in the Wrightman subdivision.

Chair Harris, are there any questions from the audience? Hearing none.

Member Streeter moved to close the Public Hearing at 7:27 pm, and Member Betette seconded.

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

Opposed: None

Abstentions: None

MOTION CARRIED.

At this time, Chair Harris led the Board in answering the SEQR questions for Parts 2 and 3.

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

Member O'Shea moved for a Negative Declaration for the Wrightman 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 Shepard seconded the motion.

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

Opposed: None

Abstentions: None

MOTION CARRIED.

Member O'Shea moved for final approval of a SUBDIVISION for Larry Wrightman at 3409 North Road, Geneseo, NY 14454. Member Maxwell seconded the motion. Ayes in favor: Chair Harris, Member O'Shea, Betette, Streeter, Maxwell, Shepard, and Neibert.

Opposed: None

Abstentions: None

MOTION CARRIED

ADJOURNMENT:

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

Member Shepard made a motion to adjourn at 7:54 pm. Member Betette seconded the motion. Ayes in favor: Chair Harris, Members O'Shea, Betette, Streeter, Maxwell, Shepard, and Neibert.

Opposed: None

Abstentions: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary

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Code Officer Report