

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

Members Present:

Chair, Robert Harris
Charles Maxwell
Phillip Betette
Robert Irwin
Mark Shepard
Jennifer O'Shea

Others in Attendance:

Debbie Streeter, Deputy Clerk/Secretary
Jared Radesi, Code Enforcement Officer
Dan Holtje, Surveyor
Ty Fischer, Property Owner
Matt Sharman
Kevin O'Donoghue, Surveyor

Excused:

Floyd Streeter

Absent:

John Neibert, Alternate

CALL TO ORDER AND ATTENDANCE:

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

CODE REPORT:

CEO Radesi explained the challenges with sign approvals for the Millstone project.

COUNTY PLANNING BOARD MEETING REPORT:

CEO Radesi reported on the following Zoning Referrals at the last meeting:

- Town of Avon Site Plan and Special Permit Review for two 5 MW AC Battery Energy Storage Systems.
- Town of York Site Plan Review for five residential apartments.

Minutes can be found at www.livingstoncounty.us.

REVIEW OF JUNE 8, 2026, PLANNING BOARD MONTHLY MEETING MINUTES:

Chair Harris asked the board members to review the June minutes and share any comments or questions.

With no further comments or questions, Chair Harris called for a motion to approve the minutes as amended of the June 8, 2026, meeting.

Member Shepard moved to accept the June 8, 2026, Planning Board Monthly Meeting Minutes as amended. Member Betette seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Shepard, Maxwell, and Irwin.

Opposed: None

Abstentions: Member O'Shea

MOTION CARRIED.

CONCEPTUAL REVIEW 2 LOT SUBDIVISION Jacob Vanderwalker:

Lima Road, Geneseo Tax Map # 72.-1-38.22

Lot #1 5.392 acres

Lot #2 1.114 acres

Kevin O'Donohue, Surveyor, presented the survey map for the VanDewalker subdivision. Kevin stated that Jacob VanDewalker will build a house on Lot #1 and sell Lot #2.

With no further questions or comments, Chair Harris called for a motion.

Member Maxwell made a motion for preliminary approval of a 2-lot subdivision, tax map #72.-1-38.22 on Lima Road for applicant Jacob VanDewalker. Member Shepard seconded the motion.

Ayes in favor: Chair Harris, Members Betette, Shepard, Irwin, and Maxwell.

Opposed: Member O'Shea

Abstention: None

Motion Carried

Chair Harris announced that the public hearing will be held at 7:00 p.m. on August 10, 2026. The secretary will make the necessary publications and notifications.

CONCEPTUAL REVIEW 3 LOT SUBDIVISION Donald Barber:

Stapley Road, Geneseo Tax Map #100.-1-4

Lot #1 66.218 acres

Lot #2 12.469 acres

Lot #3 10.669 acres

Daniel Holtje, Surveyor, presented the survey map for the Barber subdivision. Daniel stated that Donald Barber is subdividing to create a lot for a family member. Lot #3 will be a family member building lot.

With no further questions or comments, Chair Harris called for a motion.

Member Shepard made a motion for preliminary approval of a 3-lot subdivision, tax map #100.-1-4 on Stapley Road for applicant Donald Barber. Member Maxwell seconded the motion. Ayes in favor: Chair Harris, Members Betette, Shepard, O'Shea, and Maxwell.

Opposed: Member Irwin

Abstention: None

Motion Carried

Chair Harris announced that the public hearing will be held at 7:00 p.m. on August 10, 2026. The secretary will make the necessary publications and notifications.

NEW BUSINESS:

CONCEPT PROPOSAL: Matt Sharman and Ty Fischer.

4647 Reservoir Road, Geneseo Tax Map # 82.-1-8.21.

Matt Sharman presented a preliminary concept for the adaptive reuse of the former church property on North Road. He emphasized that the project is in the conceptual stage and that the purpose of the presentation was to seek direction from the Board rather than formal approval. The proposal envisions transforming the property into a year-round family recreation, wellness, and community gathering campus serving Geneseo and Livingston County.

The Board engaged in an extensive discussion regarding the proposed adaptive reuse of the property. Key topics included:

- Subdivision of the property
- Need for a use variance
- Traffic impacts and access
- Site lighting and potential impacts

No formal action was taken, as the discussion was intended to provide guidance during the early planning stages.

ADJOURNMENT:

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

Member O'Shea made a motion to adjourn at 8:27 pm. Member Shepard seconded the motion. Ayes in favor: Chair Harris, Members Betette, O'Shea, Maxwell, Shepard, and Irwin.

Opposed: None

Abstentions: None

MOTION CARRIED.

Submitted by,

Debbie Streeter, Deputy Clerk/Secretary
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Code Officer Report