

*Town Of Geneva
Planning Board Agenda*

AGENDA

Date: October 15, 2024

TO: PLANNING BOARD MEMBERS:

1) Pledge of Allegiance to the Flag

2) We have the following referral:

1. Proposed PUD:

Project Name: Rolling Hills Subdivision (PUD)

Tax Map #: 90.00-2-75.210

Address of Project: Carter Road

Project Description: The Applicant has applied to the Town Board for a PUD for a 135 residential lot subdivision for manufactured homes.

Reason for Review: The Town Board is reviewing the PUD request and has referred it to the Planning Board for comments per Town of Geneva Zoning Code 165. Zoning, Article V. Planned Unit Development.

SPECIAL NOTES:

A) Applicants Presentation: Applicant will present

B) Town Code Enforcement: Code Enforcement Officer to comment

C) Planning Board discussion: Planning Board members to discuss and ask questions

D) Planning Board determination: Planning Board to make any comments to send back to the Town Board.

3) We have the following new business:

1. Site Plan Review (Presentation Only):

Project Name: Rolling Hills Subdivision (PUD)

Planning Board #: PB2024-005

Tax Map #: 90.00-2-75.210

Address of Project: Carter Road

Owner: William Riker

Project Description: The Applicant is applying for site plan approval of a PUD for a 135 residential lot subdivision for manufactured homes.

Reason for Review: Per Town of Geneva Zoning Code 165-49 Procedure, Section B (5), a final planned unit development plan shall be submitted by the applicant to the Planning Board for review and approval, or approval with modifications and/or conditions. Review of the final planned unit development plan by the Planning Board shall take into consideration the preceding action of the Town Board on the preliminary planned unit development plan.

Applicants Name: Carter Road Properties – Jeffrey Cook
Applicants Address: 90 Air Park Drive, Suite 400, Rochester, NY 14624

MEETING PROCEDURES:

- A) Engineer for the Town: Engineer to comment
- B) Town Code Enforcement: Code Enforcement Officer to comment
- C) Town County Planning Representative: Steve High to present County Planning comments
- D) Planning Board Discussion: Planning Board members to discuss and ask questions
- E) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be a resolution to set the public hearing.

2. Site Plan Review (Informal Presentation Only):

Project Name: Dandy Mini-Mart
Planning Board #: PB2024-002
Tax Map #: 90.03-1-17.000, 90.03-1-14.000, 90.03-1-15.000
Address of Project: 803 County Road 4 & 510 County Road 6
Owner: Joseph Holtby & Jean Fratto

Project Description: The Applicant is applying for site plan approval of a new convenience store and gasoline service station.

Reason for Review: Town of Geneva Zoning Code 165. Zoning, Article VIII. Site Plan Review. 165-73 requires site plan approval for any property located within any zoning district within the Town if the new or additional construction or construction activity in the nature of site improvement is intended to result in a commercial or industrial use.

Notes: A concept plan was previously reviewed by the Planning Board at the May 21, 2024 meeting. The Planning Board showed support for the project and told the applicant a full site plan application would be needed to move forward.

Applicants Name: Dandy Mini-Marts, Inc.
Applicants Address: 6221 Mile Lane Road, Sayre PA 18840

MEETING PROCEDURES:

- F) Applicants Presentation: Applicant will present
- G) Town Code Enforcement: Code Enforcement Officer to comment
- H) Planning Board Discussion: Planning Board members to discuss and ask questions

- I) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be a resolution to set the public hearing.

3. Site Plan Review (Informal Presentation Only):

Project Name: The Lake Room LLC Subdivision
Planning Board #: PB2024-006
Tax Map #: 133.00-1-20.100
Address of Project: 226 Turk Road
Owner: The Lake Room, LLC

Project Description: The Applicant is applying for a 7-lot subdivision.

Reason for Review: Per Town of Geneva Zoning Code 136. Subdivision of Land, Subsection 136.1, Subdivisions within the Town of Geneva shall be designed and submitted for approval in compliance with the standards and procedures set forth herein.

Applicants Name: David J. Hanley
Applicants Address: 9 Chosen Spot Apartments, Canandaigua, NY

MEETING PROCEDURES:

- J) Applicants Presentation: Applicant will present
- K) Town Code Enforcement: Code Enforcement Officer to comment
- L) Planning Board Discussion: Planning Board members to discuss and ask questions
- M) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be a resolution to set the public hearing.

- 4) We have the minutes of the September 17, 2024 meeting for review and approval.**

5) Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer