

**Town of Geneva
Planning Board
January 16, 2024
DRAFT**

Present: Eric Reuscher, Robert Gringeri, Mary Ann Bell, Kenneth Nardozzi, Gary Johnson, Jeff Trickler

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Steve High, Town County Planning Board Representative

Others Present: 4 members of the public

Chair Eric Reuscher called the meeting to order at 6:00 pm.

**Site Plan Review (Presentation) – Portside Dental –
PB2024-001**

The applicant is applying for site plan approval of a new dental office. Carla Grace, architect for the project, presented to the Board. She confirmed the location of the project and went over the plans for the site. She explained that they will be keeping the existing footprint and converting the existing space into a dental office with a planned 6 exam rooms and a separate area for a potential lease space. She went over the hours of business and the maximum number of occupants that would be expected. She went over the plans for parking, the grading plan, and the landscaping plans. She also confirmed that the entrance on Pre-Emption Road would be right-hand entrance and exit only. Carla also explained that they would be applying for an address change on the property from Pre-Emption Road to West Washington, as the main entrance will be the one located on West Washington. She confirmed that the stormwater would be managed by the grading and that a SWPPP was not required due to the lot size.

The board members asked questions about the brick building neighboring this lot and it was confirmed that they do not own that building. The Board also expressed concerns with the grading and water runoff and with lighting from West Washington Street. They also confirmed that the building would remain one level and would have two entrances. There was a brief discussion between the applicant, the Board, and the code enforcement officer regarding the parking requirements and the fact that the parking might need to be increased. Floyd was also asked about the drainage and whether it would cause problems for the unnamed stream behind the property. Floyd confirmed that it would not. The applicant noted the concerns the Board had.

Eric asked Floyd for his comments on the project. Floyd confirmed that all initial concerns he had have been addressed and confirmed that the Board could set the Public Hearing for the next month if they were in agreement.

Motion made by Mary Ann Bell to set the Public Hearing for PB2024-001 for the next Planning Board meeting, scheduled for February 20, 2024. 2nd by Ken Nardozzi. All in favor, motion carried.

Meeting Minutes of November 21, 2023

Motion made by Mary Ann Bell to approve minutes. 2nd by Ken Nardozzi. All in favor, motion carried.

Steve High's Report

Steve presented the 2023 Ontario County Planning Board Annual Report. He gave a copy to each of the board members and went over some highlights. He explained that overall referrals went up by about the same amount that they had gone down in 2022. The Town of Canandaigua and the Town of Victor had the most referrals. He talked about the most common types of referrals that were received and highlighted solar projects, specifically battery storage. He also talked about water quality and quantity and the changes that they have been seeing in the area. He also discussed the current regulations for onsite wastewater treatment for homeowners. He noted that the Town of Geneva has seen a drastic reduction in referrals. He also talked about countywide concerns regarding stormwater maintenance and the intervals of 100-year and 50-year storms. He talked about what some other municipalities have begun to ask of applicants. He explained that Short-term rental codes are an ongoing issue for many municipalities and also discussed the potential formation of a county-wide access management plan.

Organizational Meeting

Floyd led the Board through the organizational meeting. He confirmed that last year the Board had agreed to keep the same procedures and opted to change the meeting time. He asked if anyone had any proposed changes. No changes were proposed.

Motion made by Gary Johnson to keep the procedures as is. 2nd by Ken Nardozzi. All in favor, motion carried.

Other Business

There was a discussion between the board members and Floyd about other potential projects in the area. Floyd gave the information he had and confirmed that nothing had been submitted at this point.

Motion made by Robert Gringeri to adjourn the meeting. 2nd by Ken Nardozzi. All in favor, motion carried at 6:42.