

**Town of Geneva
Planning Board
February 20, 2024
DRAFT**

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

Absent: Gary Johnson

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

Others Present: 4 members of the public

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

**Public Hearing – Site Plan Review
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 summarized the plans that were presented at last month's meeting. They are looking to do a renovation of the existing building. Approximately two thirds of the building will be used for a general dentistry office and the remaining third will be lease-space that would ideally be a satellite office for a specialty dentist office. She confirmed that they had received MRB's comment letter and they are working with LaBella to address the comments. She also confirmed that they reviewed the comments from the Ontario County Planning Board and noted they overlapped with many of the comments from the Town of Geneva Planning Board at the last meeting. She went through the county comments and addressed the items. She explained that the Pre-Emption Road address will be right turn in/out only and that the main entrance will be on West Washington Street. They will be applying for an address change to West Washington. She went over the plans for landscaping, and it was confirmed that the landscaping should meet the Town's Design Standards. She also talked about the potential to add a landscaping buffer between the neighboring residential property. She went over the days and times of operation and the plans for the interior of the office, noting that there will be 6 exam rooms and they are expecting to grow to a total of eight employees. There was a discussion regarding parking. It was confirmed that the proposed parking exceeds Town Code requirements. She confirmed that the area of disturbance is under 1 acre and a SWPPP is not required. She presented drawings of the current drainage and the proposed drainage, noting that they have added 2 catch basins in the parking lot and a drainage pipe under the parking lot. She went over the lighting and confirmed that they would add back shields where needed. The Board asked about signage, and she went over the plans which includes lit signs at each entrance and signage on the building.

Eric asked if there were any members of the public wishing to speak. There were none. The Public Hearing was closed.

Pat Nicoletta presented the comment letter from MRB dated February 19, 2024. He confirmed the plans for trash disposal with the applicant and noted that the board may want to review the plans for the vestibule. Eric noted that the Board would be comfortable with the Code

Enforcement Officer reviewing the plans for the vestibule. Pat discussed the drainage plans with the Board. He confirmed that there was a minimal increase in stormwater runoff. There was a discussion between the Board, Pat, and Floyd regarding what things were considered in the calculations for drainage and possible alternatives to the proposed plans. The Board confirmed they are comfortable with the drainage plan.

Pat went over Part 1 of the SEQR with the Board. There were no questions or comments. Motion made by Robert Gringeri to accept SEQR part 1, noting that this is an unlisted action and does not require a coordinated review, and for the Planning Board to declare themselves lead agency. 2nd by Mary Ann Bell. All in favor, motion carried.

Pat noted that all items on Part 2 of the SEQR would have no or small impact. The Board confirmed that they did not need to go through each item. Motion made by Eric Reuscher to accept parts 2 and 3 of the SEQR and for the Board to make a determination of non-significance. 2nd by Ken Nardozzi. All in favor, motion carried.

Eric asked Floyd for his comments. Floyd confirmed that he has been working with the Fire Department and the only remaining item is to confirm that the radius of each entrance will allow for emergency vehicle access. He noted that this is an existing site, that the proposed use is allowed, and that the design of the entrances meets code requirements.

The applicant was asked about their timeline, and it was confirmed that they would like to start in late spring.

Motion made by Robert Gringeri to accept PB2024-001 with the conditions that the Code Enforcement Officer reviews the vestibules, that the comments from MRB's letter dated February 19, 2024 are met, and the comments from the Ontario County Planning Board are addressed. 2nd by Ken Nardozzi

Roll Call Vote:

Robert Gringeri: Yes

Mary Ann Bell: Yes

Eric Reuscher: Yes

Ken Nardozzi: Yes

Jeff Trickler: Yes

5 in favor, 0 opposed. Motion carried.

Meeting Minutes of January 16, 2024

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

Steve High's Report

Steve spoke to the Board. He noted that the 134-townhouse project in the Town of Canandaigua is not moving forward after the Town Board requested the addition of sidewalks and curbing. He noted they are still receiving a number of text and map amendments and more variance requests on Canandaigua Lake. He added that the municipalities are trying to ensure that these sites will not be for short-term rentals.

Other Business

Floyd provided updates on properties and potential projects.

He confirmed that the old golf course had been sold to a farmer who will be asking the Town Board to remove the PUD zoning and plans to farm the land.

Floyd explained that he had a meeting with a developer looking for an area to build a manufactured home park. This is the same one that had shown interest previously. He noted the properties that he was looking at and the expected prices of the homes.

The Board asked about the High Acres property and he explained there is someone interested in the parcel with the old house.

The Board asked about the lot with the old clubhouse/winery to the north of Turk Road and Floyd confirmed they are still looking at a hotel at that location.

Motion made by Mary Ann Bell to adjourn the meeting. 2nd by Ken Nardozzi. All in favor, motion carried at 6:59.