

**Town of Geneva
Planning Board
May 21, 2024
DRAFT**

Present: Eric Reuscher, Robert Gringeri, Kenneth Nardozzi, Gary Johnson

Absent: Mary Ann Bell, Jeff Trickler

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: 9 members of the public

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

**Site Plan Review (Presentation Only)
Dandy Mini-Mart – PB2024-002**

The applicant is applying for site plan approval of a new gasoline service station. Brian Grose from Fagan Engineers presented to the Board. He introduced Duane and Josh from Dandy Mini-Marts. He explained that they are still in the early stages of planning but went over the conceptual plans they had. They are looking to build an approximately 4600 square foot convenience store with a fueling island in front. The building will potentially be built with the ability to have a drive through. He mentioned that they are planning for 21 parking spaces and will be building a retaining wall in the back and bringing in fill. He also mentioned that they are awaiting approval from SHPO and spoke about the Indian burial ground. He brought up the sewer and confirmed their plan was an onsite septic as they thought a sewer connection was not available.

Duane from Dandy added that this would be a newer generation convenience store. There are currently similar stores in Painted Post and Corning. The focus moving forward is pizza, café, and deli. There will still be traditional convenience store items available as well. There will be indoor seating for 20-24 people.

The Board asked Pat Nicoletta for his comments. Pat went over MRB's comment letter dated May 20, 2024 (On file in PB2024-002). He explained that the plan submitted was only a concept plan, so they will need a full preliminary site plan for further review. He went over the plans listed that they would want to review. He noted that there was an error in the comments and there is not a sewer connection available.

The board members asked questions regarding the septic and the hours of operation. The applicant confirmed they still need to do testing to confirm the plans for the septic and the hours of operation were undecided but typically would be 5am to 10 or 11pm. Ken Nardozzi voiced his support for the project as did Robert Gringeri.

Floyd presented his comments to the Board. He noted that if there would be indoor seating for people, that would change the parking requirements versus just a convenience store. He noted that he and the fire chief will review at the appropriate time. He also talked about setbacks and greenspace requirements and the possible need for a variance. He confirmed that the applicants had a copy of the Town's design standards. He noted that once a more complete

application was submitted, they would schedule a meeting with the applicant and the department heads to review.

There was a discussion about the Indian burial ground and the location on the site was confirmed. The board members discussed the application and noted that a more complete application would be needed before moving forward with scheduling a public hearing.

Site Plan Review (Presentation Only)
Geneva Destination Center – Rochester Regional – PB2024-003

The applicant is applying for site plan approval of a new medical office building. Richard Carey, from Rochester Regional, presented to the board. He introduced Jennifer LaChance, architect for the project, and Thomas Bock, Engineer. He went over the plans for the property, which currently houses the shell of a building, which has been vacant. They plan to renovate the building to be a 58,400 square foot ambulatory center. He went over the services that will be available, which will include radiology, infusion, a pharmacy, a lab, a PT gym, and 95 exam rooms to support these services. The parking lot is going to be reduced and the front part by Route 5 and 20 will be converted back to greenspace. The asphalt area will be reduced by 33 percent. He went over the plans for the utilities, confirmed they have received a no impact letter from SHPO, and will be providing a SWPPP. The plan is for 193 parking spaces and no variances will be needed. Jennifer spoke to the board members. She went over the plans for the building, explaining they will be using insulated metal on the front and using windows and store fronts for some of the offices and waiting areas. Thomas went over the plans for the driveways, noting one entrance will be removed. A traffic study has been completed and no mitigation is recommended. Eric confirmed that the lighting would be dark sky compliant and asked about signage plans. The applicant confirmed there would be signage on both sides of the building facing 14A and 5 and 20. They also described what a monument sign would look like by 5 and 20. It was confirmed that they would like to begin early demolition and site work as soon as possible and that they would be putting a new sprinkler system in.

Eric asked Pat Nicoletta for his comments. Pat went over part 1 of the SEQR with the Board. The board and Pat discussed changes as needed.

Motion made by Ken Nardozzi for the Planning Board to declare their intent to be lead agency. 2nd by Robert Gringeri. All in favor, motion carried.

Pat discussed the date of the June Planning Board meeting, and the time requirements for the SEQR. The board members discussed possible dates that the meeting could be moved to. The Board agreed that the June Planning Board meeting would be moved to Wednesday, June 26, 2024 at 6:00 pm.

Pat led the Board through MRB's comment letter dated May 20, 2024 (on file in PB2024-003). He confirmed that most of the comments were technical in nature. There was a discussion regarding floor drains and the applicant confirmed that they would not be using floor drains in the building. The applicant also confirmed the location of the dumpster enclosure.

Eric asked Floyd for his comments. Floyd explained that as long as the Planning Board decided to move forward with the site plan review, he would be able to issue demolition permits for the site. There was a discussion on how the applicant would like to start this as soon as possible and any demo work would be an improvement to the current site. Floyd confirmed that he would review the site with the fire chief and that the applicant would be submitting a landscaping plan.

Motion made by Eric Reuscher to set the public hearing for PB2024-003 for the planning board meeting scheduled for June 26, 2024 at 6:00pm. 2nd by Ken Nardozzi. All in favor, motion carried.

Steve High's Report

Steve spoke to the Board. He explained that there were 25 referrals this month. He discussed an application in the City of Canandaigua that involves converting the former YMCA and post office into an event space/office area. He went over the plans and discussed the concerns of parking.

Other Business

Floyd provided updates on potential projects and answered questions from the board members.

He confirmed that they are moving forward at Bay View.

He spoke about the potential manufactured home park on Carter Road and noted that it is planned to be owner occupied housing. He confirmed the city has approved the sewer.

He confirmed that the City of Geneva received the grant for the sewer and is moving forward. There was a short discussion on this and how it would affect the town and city in the future.

He confirmed that the former Sisters of Mercy has been sold and the new owner does not have any plans at this time.

He confirmed the other portion of land on Snell Road is still for sale.

Meeting Minutes of February 20, 2024

Motion made by Robert Gringeri to approve minutes. 2nd by Ken Nardozzi. All in favor, motion carried.

Open Floor

A member of the public asked the Board to speak, and Eric confirmed they would allow it. Ann Osborne addressed the board members. She discussed her privacy concerns with the drainage pond that is being put in as part of the Bay Heights Subdivision and the proximity of the proposed right-of-way to her backyard. She requested that the Board show their support for a plant barrier be put it when the gravel walkway is put in. Floyd confirmed with the Board the plans that were submitted did not propose any barrier but that if the Planning Board declared their support for the request, that he could move forward with making recommendations. There was a discussion on the type of plants, the length of the walkway, and the future upkeep of the walkway. The Planning Board confirmed that they are in support of the request to add a plant barrier to the gravel walkway right-of-way.

Motion made by Robert Gringeri to adjourn the meeting. 2nd by Ken Nardozzi. All in favor, motion carried at 7:23.