

**Town of Geneva  
Planning Board  
June 26, 2024  
DRAFT**

Present: Eric Reuscher, Robert Gringeri, Kenneth Nardozzi

Absent: Mary Ann Bell, 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: 5 members of the public

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

**Public Hearing - Site Plan Review  
Geneva Destination Center – Rochester Regional – PB2024-003**

The applicant is applying for site plan approval for the renovation of an existing building into a medical office building. Tom Bock presented to the Board. He explained that they had updated the SEQR based on the comments from the last meeting, received the SHPO letter, confirmed a SWPPP would be submitted and that they were working through MRB's latest letter. He added that the plans have been updated to include a landscaping plan. Jen LeChonce added that no changes had been made to the appearance of the building and confirmed it would be metal panel clad with windows on the sides facing the roads and painted block in the back. Tom gave a summary of the landscaping plan, showing where the trees would be and the plans for a meadow in the greenspace.

The board members asked questions regarding the trees, the lighting, and possible subdivisions. The trees look to be mostly maple, they do not know of any future plans for a subdivision, and they went over the lighting plans.

Eric Reuscher opened the public hearing. Frank Korich asked if the project was being built to Article 28 standards and if they had received DOH approval. Jen confirmed that parts of the project would be built to Article 28 standards and that they had submitted for DOH approval and are working through the process. Eric confirmed that no other members of the public wished to speak. Motion made to close the public hearing. All in favor, motion carried.

Eric asked Pat Nicoletta for his comments. Pat confirmed that the requirements had been met and the Planning Board could now declare themselves lead agency.

Motion made by Ken Nardozzi for the Planning Board to designate itself lead agency. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion passed.

Pat led the Board through parts 2 and 3 of the SEQR. He pointed out sections of part 2 that contained a small impact. The board members did not have any further questions.

Motion made by Ken Nardozzi for the Planning Board make a Determination of Non-Significance and to direct the Chairperson to issue the Negative Declaration. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion passed.

Pat went over MRB's comment letter dated June 20, 2024. He went over who would handle the sign off for each outstanding issue.

Eric asked Floyd for his comments. Floyd confirmed that 3 board members were a majority and that a super majority was not necessary for this application. He explained that the fire chief would be at the property next week to review.

Steve High presented a summary from the County Planning Board. He highlighted that they were very happy to see the reuse of an existing building and a decrease in impervious surface area. He mentioned there had been a question regarding the landscaping but noted that it was now included in the plans.

Motion made by Robert Gringeri to approve PB2024-003 as submitted with the condition that the comments from MRB's letter dated June 20, 2024 are met. 2<sup>nd</sup> by Ken Nardozzi.

Roll Call Vote:

Robert Gringeri – Grant      Eric Reuscher – Grant      Kenneth Nardozzi – Grant

Grant – 3, Deny – 0

Site Plan PB2024-003 approved.

### **Meeting Minutes of May 21, 2024**

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

### **Steve High's Report**

Steve reported to the Board. He explained that they are still receiving 25-30 referrals per month. He discussed ongoing conversations about the project at the old YMCA and post office in the City of Canandaigua. He mentioned the short-term rental code for the City of Geneva and the application from Dandy Mini-Marts in the town. He explained a new railway plan committee that was being formed and the implications it could have for the Planning Board. He informed the board members of an upcoming meeting. He also discussed a short-term rental law that is currently on the governor's desk waiting to be signed. He explained that it would create a statewide registry for short-term rentals and discussed how it would work with local code.

There was a discussion about short-term rentals in the town and surrounding areas.

### **Other Business**

Floyd confirmed that there would be a Planning Board meeting in July to discuss site plan changes to the PUD at 3635 Berry Fields Road.

Motion made by Robert Gringeri to adjourn the meeting. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried at 6:32.