

**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

Others Present: 2 members of the public

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

**PUD Modification – Town Board Referral & Site Plan Review
Extra Space Storage (Star Geneva, LLC – PUD) – PB2024-004**

The applicant is applying for site plan modification to an existing PUD. The Town Board held a public hearing for the PUD changes on July 9, 2024 and approved the modifications to the PUD. Per Town of Geneva Zoning Code 165-49 Procedure, Section B (5), the Planning Board is tasked with review of the site plan.

Matt Parrinello, general counsel for Star Geneva, presented to the Planning Board. He explained that the amendment to the PUD is to add a fenced-in area outdoors for vehicle storage. The Planning Board members confirmed the types of vehicles that would be stored, including cars, boats, and campers. They confirmed the location of the area and that the fencing would be chain-link. There was a question regarding the old Dollar Tree building and it was confirmed that the property is in the process of being sold. The Board confirmed that there is not currently a fence there and that no other barriers are proposed to act as a barrier to the elements. The rentals will be monthly, and it is expected to have winter storage such as shrink-wrapped boats. They confirmed that it would not be connected to the building and would still allow drive through access to the building. It will allow for 24-hour access with a keypad.

Eric asked Floyd for his comments. Floyd confirmed that the Town Board had held the public hearing last week for the modifications to the PUD. There were no public comments and he received one phone call inquiring about it. He went over the original plans that included a front building that could potentially house a bank, restaurant or other business and the proposed changes. He went over the visibility from 5 and 20 and discussed the fence height and the water location. He confirmed that the Fire Department would have an access card to the area and that the fence would not impede emergency access. There was a discussion about other neighboring lots and the potential for future developments on those lots.

Eric asked Steve High for any comments from the County. Steve noted that the change would mean less potential for jobs than the original plans.

The floor was opened to the Board for discussion or a motion. Motion made by Eric Reuscher to approve PB2024-004 as submitted on plans dated 3/19/2024. 2nd by Robert Gringeri
Roll Call Vote:

Robert Gringeri – Grant Eric Reuscher – Grant Kenneth Nardozzi – Grant
Grant – 3, Deny – 0

Site Plan PB2024-004 approved.

Meeting Minutes of June 26, 2024

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

Steve High's Report

Steve reported to the Board. He went over a proposed manure processing plant on Route 5 and 20 in the Town of Seneca. He explained that the plant would take in manure from approximately 11,000 cows from 11 farms. He explained the process for removing the methane, and the plans for the various end products. He went over the variances needed for the project, how this would change the farms' current processes for manure, and the benefits for both the company and the farmers.

Other Business

Floyd went over potential projects and new business in the town.

He confirmed that he is working with a new business to go into the old Red Jacket store.

The dollar store is in the sale process and will be a store for in-home water treatment units. He confirmed that they will be coming in for site plan changes.

The housing project previously discussed on Carter Road is now looking to be a 148-lot subdivision for owner occupied single family homes.

He confirmed that he has been working with Seneca Lake Pure Waters Association to find an office location for them.

He mentioned that he still does not have anyone interested in the old Real Eats building.

He also confirmed that the Dandy Mini-Mart project is no longer moving forward.

Motion made by Ken Nardozzi to adjourn the meeting. 2nd by Robert Gringeri. All in favor, motion carried at 6:34.