

**Town of Geneva
Planning Board
September 18, 2024
DRAFT**

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

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

Others Present: 1 member of the public

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

Eric announced Mary Ann Bell's retirement from the Planning Board and the board members voiced their appreciation for her service to the town.

Town Board Referral – Proposed Local Law

The Town Board has proposed a local law, amending paragraph A of Section 165-45 (Area Requirements) of Article V (Planned Unit Development) of the Zoning Code of the Town of Geneva. This is being referred to the Planning Board for comments.

Floyd went over the proposed changes with the Board. He explained that the Town Board has proposed a change to the PUD code to reduce the area requirement from a 5-acre minimum to a 3-acre minimum. He explained that this would allow for smaller businesses to potentially use smaller lots that may be available in the town and gave a couple of examples. He went over how the Town Board can use a PUD to allow for multiple uses in areas where it would make sense, instead of making zoning changes.

Eric Reuscher asked about the Shuttleworth property. Floyd confirmed that the property is just over 3-acres and would be able to apply for a PUD if the code is changed. He confirmed that this project has been proposed to the Town Board, but an official application has not been received. Eric questioned the size of the lot being only 2.9 acres. Ken Nardoizzi asked about the PUD process and Floyd confirmed that it would remain the same. Robert Gringeri asked about what would qualify for a PUD and Floyd confirmed that an area that is looking to have uses from multiple zoning areas could apply for a PUD. Ken asked about the barn on County Road 4 and the potential uses as a PUD. Floyd explained that the property could be used for numerous uses if approved as a PUD. He explained that it is up to the Town Board's discretion to determine if a proposed PUD meets the Town's comprehensive plan.

Eric questioned the PUDs that have been previously approved in the town and if any had been completed as initially proposed. There was a discussion on the STAR Storage PUD and the fact that they came in for a modification to alter the original plans. Geneva Crossing, Seneca Springs, and Seneca Turk Resort PUDs were also discussed, and it was noted that none were completed and some not even started. Robert asked about the area requirement change and the possibility of something like a winery being built in a residential area. Floyd confirmed that the Town of Geneva, unlike some other towns, puts no restriction on the zoning that PUDs are allowed in.

There was further discussion on the completion rate of PUDs in the town. The Planning Board agreed that they did not think that the track record is very good, and they questioned the need to change the code in a way that will allow for more PUD applications.

Floyd explained to the Board that the code does state that if a project has not broken ground within 3 years of being approved as a PUD, that the Town Board can choose to remove the PUD zoning. He also confirmed that the Town Board has not chosen to do this on any previously approved PUDs.

Robert Gringeri voiced his concern about residential areas and the possibility of PUDs in those areas. Ken Nardozzi voiced his concern specifically about the lot on County Road 4 with the red barn and how many neighbors would be upset about a potential PUD there. Floyd reminded them that the Town Board has authority over reviewing and approving PUDs. Robert talked about PUDs in residential areas and the possibility of more congestion. Gary Johnson expressed his opinion that it would open up more possibilities for businesses.

There was a question as to how many potential projects would have come to the Town Board in the last 3 years had the area requirement been 3 acres. Floyd explained that there were probably 10 projects that he had spoken with people about and confirmed that half of these were probably viable PUDs that the Town Board could have considered. Gary questioned how many parcels on roadways would actually meet the 3-acre requirement that are in residential areas.

Eric asked Floyd about the plans for the Shuttleworth property. Floyd confirmed that a potential project had been presented to the Town Board. The potential project includes covered wagon yurts with an ice cream stand next to them and his shop at the other end of the property.

There was further discussion on the Planning Board's concern about PUDs being approved and never being started or finished. They discussed the STAR storage PUD that came back in for modifications, the Geneva Crossing PUD, which was started but not finished, the Seneca Springs PUD that was not started, and the Seneca Turk Resort PUD that was not started. Floyd confirmed that the Seneca Turk Resort PUD was being removed as it has been subdivided and parts have been sold. He also confirmed that the foundation of the principal building has to be started within 3 years, or the Town Board could remove the PUD. The Planning Board members agreed that they would like to see the Town Board do an annual review on PUDs and remove the PUD zoning after 3 years if they are not started. It was confirmed that PUD zoning stays with the property when sold, even if work has not begun.

The board members expressed concern about PUDs being approved and not started, being approved and then being modified at a later date, and the idea of PUDs being approved in residential areas.

Carole Higgins asked if she could speak, and Eric allowed. She stated that she was in agreement with the Planning Board and voiced her concern about PUDs being allowed on small parcels in residential areas.

Steve High also spoke to the Board and brought up a point made at the Town Board meeting. PUDs require 35% greenspace, which means on a 3-acre PUD, only about 2 acres would be usable. He also spoke about projects being completed in phases and that he would like to see the Planning Board say that each phase must be built to the design standards that are in effect at the start of that phase. Robert Gringeri voiced his agreement to this. Gary Johnson also voiced his agreement to this.

There was a discussion specifically on sidewalks in the Town, design standard changes, and past developers' responses to sidewalks.

There was a discussion about an upcoming PUD application for a manufactured home park on Carter Road and the positive impact it could have on the Town.

There was more discussion on PUD zoning not being removed after 3 years, PUD modifications being approved, and developers making changes to what was initially proposed.

The Planning Board again voiced that they would like to see an annual review of PUDs and would like the Town Board to follow through with removing PUD zoning after the 3 years. Also, they would like to see some conditions put in place if they are going to allow PUDs as small as 3-acres.

Floyd confirmed that the minutes would be typed up for review and forwarded to the Town Board. He also confirmed that the Comprehensive Plan will be reviewed next year.

Carole Higgins asked if she could ask Floyd a question and Eric allowed. She questioned potential PUDs on State Route 14. Floyd confirmed that no applications had been received. She asked about the Shuttleworth property being motivation for the code change. Floyd explained that he had presented a potential project to the Town Board but that it did not currently meet the requirements for PUD.

Meeting Minutes of July 16, 2024

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

Motion made by Robert Gringeri to adjourn the meeting. 2nd by Ken Nardozzi. All in favor, motion carried at 6:47.