

**Town of Geneva  
Planning Board  
October 15, 2024  
DRAFT**

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

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

Others Present: 10 members of the public

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

**PUD – Town Board Referral & Site Plan Review (Presentation)  
Rolling Hills Subdivision – PB2024-005**

The applicant is applying for site plan approval of a PUD for a 135 residential lot subdivision for manufactured homes. The Town Board is reviewing the PUD request and has referred it to the Planning Board for comments. Glenn Thornton, from Thornton Engineering and engineer for the project, presented to the Board. He distributed a colored visual of the project to the board members. He explained that they are looking to subdivide the 65-acre parcel into 135 residential lots, with a minimum lot size of 175 ft by 75 ft, or 9,375 square feet. Town code requires lot sizes of 45,000 square feet in R2 zoning. This is why they are requesting the PUD zoning. He talked about the property that was purchased by Cook Properties, what was kept by William Riker, and the location of the Town property to the south.

Glenn went over the plans for the project, noting that the roads and water and sewer would be built to town standards for dedication to the town. He also spoke about the proposed trails and the potential to connect them to the parcel owned by the town. He explained that the homes would be manufactured houses, and the lots would be sold to the individuals. He noted that by purchasing the lot and manufactured home, buyers will be able to secure a mortgage. He went over the plans for a community park in the center and the greenspace around the edges of the property and around the retention ponds. He noted they have confirmed water and sewer with the city.

Eric asked Floyd for his comments. Floyd confirmed that the Planning Board is looking at both the referral from the Town Board for the PUD and a presentation to the Planning Board for site plan review of the PUD. He also noted that the town engineer for the project is LaBella Associates, represented by Don Hoefler.

Eric asked Floyd about greenspace requirements in a PUD. Floyd explained that is up to the Town Board, but typically they like to see 30 percent, which this project has. Robert Gringeri asked about the sidewalks, and it was confirmed that sidewalks would be located on one side of the road. Gary Johnson asked about staging of the project. The applicant explained that it would most likely be completed in two stages, with the first stage being around 60 homes. There was also discussion on add-ons such as basements and garages. The applicant was asked about construction entrances, and it was confirmed that the construction entrance could be located away from the Gambee Road intersection. Ken Nardozzi asked about dedication of the roads to the town while being built in phases. Floyd confirmed that the town will take dedication in

phases as long as it is looped. Robert Gringeri questioned the capabilities of the retention ponds, and the applicant confirmed that they will be adjusted as needed to meet the drainage requirements. Floyd confirmed the town will maintain the retention ponds after dedication. Floyd also confirmed that the town does not take dedication or maintain the sidewalks and that will be the homeowner's responsibility.

There was a brief discussion regarding the timeline and the applicant confirmed that they would be ready for a public hearing in December.

Motion made by Robert Gringeri to set the public Hhearing for PB2024-005 for the December Planning Board meeting, scheduled to be on December 17, 2024. 2<sup>nd</sup> by Gary Johnson. All in favor, motion carried.

Eric confirmed with the other board members that they would accept what was presented so far to act as presentation for both the town board referral and the site plan review of the PUD. Motion made by Ken Nardozi to accept what had been presented. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion carried.

Eric checked with Don Hoefler of LaBella Associates, town engineer for the project, and confirmed he had no comments at this time.

Eric asked Steve High for his comments. Steve explained that the Town Board referral was a class 2 and was returned with a recommendation of approval with comments. The subdivision was a class 1 and returned with comments. The site plan review was returned as incomplete. It was confirmed that the Planning Board had not received the County Planning Board minutes and comments yet. Eric asked the board members to make sure they carefully review them once they are received.

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

The applicant is applying for site plan approval of a new convenience store and gasoline service station. Brian Grose from Fagan Engineers presented to the Board. He noted Duane and Josh from Dandy Mini-Marts were also present. He explained that they have been working on what properties to acquire and trying to work out a solution for sewer since they were before the board in May. A survey has been started on the Native American burial ground. Once completed, it will be submitted to SHPO. Some of the plans may change based on the response from SHPO.

He went over some of the updates to the plans, noting the change of the shed/refuse area to accommodate the drive though, the 23 parking spaces, and the parking on the lower portion of the south lot. He noted that this parking was for the possibility of future walking trails. He also noted the possibility of purchasing the lot to the west if they need to do a septic, the location of EV parking, and the wall surrounding the back half of the property.

Duane also presented to the board. He showed them a color visual of what the building and fuel island would look like. He noted they have been working on multiple things since the last meeting. He explained that they are waiting on the SHPO report but hope to have a full set of plans for the November Planning Board meeting.

The board members asked questions. There was a discussion on the options they are pursuing for sewer. It was noted the sidewalk down to the walkable community area may not be feasible. It was also noted that the wide open entrance/exit has been eliminated and smaller,

more controlled entrances are present. Floyd confirmed the greenspace should be okay. The board voiced concerns about the location of the entrance on the east and how close it was to the traffic light. There was a discussion about the possibility of moving it and the layout of the lot. It was confirmed that a right-out only exit has been discussed. It was confirmed that diesel would be provided in 3+1 dispensers, but the facility will not have a separate diesel island.

Eric asked Shaun Logue from MRB, town engineer for the project, for his comments. Shaun confirmed that they have received a response letter from MRB's initial letter and an updated short form but are still waiting for a full set of plans.

Eric confirmed with the other board members and the applicant that they would like to see a full set of plans, hopefully in November.

### **Subdivision (Presentation Only) The Lake Room LLC Subdivision – PB2024-006**

The applicant is applying for a 7-lot subdivision. David Hanley, surveyor for The Lake Room LLC, presented to the board members. He explained that the Legott family had purchased the property, which includes the old Seneca Lake County Club clubhouse. They are currently looking to rezone the property from a PUD and subdivide. They are looking to keep the old clubhouse building as a business and create 4 other lots on the west side of State Route 14. On the east side of State Route 14, 2 lots would be created, that will eventually go to other buyers. He noted that these 2 lots have additional lake frontage on the other side of the railroad tracks. He explained that they are before the Town Board to have the residential lots rezoned R1 and the business rezoned to General Business.

The board members asked questions. They confirmed the lake frontage connected to lots 6 and 7 and access to the lake frontage. Eric confirmed with Floyd that the Planning Board cannot take final action until after the Town Board takes action regarding the PUD rezoning. The board can schedule the public hearing. Lots 2, 3, 4, and 5 were discussed. At this time, 3 of the siblings are looking to keep those. There was a discussion regarding the driveway for those lots and the road frontage.

Motion made by Ken Nardozzi to schedule the Public Hearing for PB2024-006 for the next regularly scheduled Planning Board meeting on November 19, 2024. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion carried.

### **Meeting Minutes of September 17, 2024**

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

### **Other Business**

Floyd provided updates to the Board. He noted that we are busy with applications and have also received Zoning Board applications.

He provided an update on the City sewer project, noting that no start date has been set for the work. The town was able to remove some projects that had been previously approved by the City for sewer, so now has some room to work with for new projects.

The Rochester Regional Geneva Destination Center is moving along and they are hoping to open by August 1, 2025.

The dentist office that was approved for the old Drennan building has been put on hold indefinitely due to personal circumstances.

He is working on the procedure to get the brick house on the neighboring lot demolished, but it will need to go to court.

He provided updates on the solar project and noted the next building will hopefully be ready for lease in February.

The community solar gardens on County Road 6 are moving along and the turn right exit has worked well.

He introduced Kyle Bunce to the Board. Kyle has been hired as his assistant and will be trained to ultimately take over when Floyd retires.

Motion made by Robert Gringeri to adjourn the meeting. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried at 6:56.