

**MINUTES
TOWN OF GENEVA**

PUBLIC HEARING on **proposed Local Law No. 7 of 2024**, Revoking the Planned Unit Development (PUD) District created by Local Law 3 of 2019 and Rezoning the Remaining Parcels in the PUD District.

PUBLIC HEARING on the **Preliminary 2025 Town Budget**.

PUBLIC HEARING on the application of **Carter Road Properties, Jeffrey Cook, Managing Member, for the creation of a Planned Unit Development (PUD) called the Rolling Hills Subdivision**.

**REGULAR TOWN BOARD MEETING
November 12, 2024**

PRESENT: Supervisor Mark Venuti; Councilmember Kimberly Aliperti; Councilmember Gordy Baxter; Councilmember Robert McCarthy and Councilmember Mitchell Wilber.

Others Present: Code Enforcement Officer Floyd Kofahl; Highway Superintendent Bernie Peck; Water and Sewer Superintendent Howard Bailey; Jeffrey Cook; Glenn Thornton; and approximately 20 town residents. (16 signed in)

Recording Secretary: Lorie Peck, Geneva Town Clerk

Informal Discussion – 5:30 p.m. Informal discussion with Town Board, department heads and public.

1. Call to order, 6:00 pm, the Public Hearing on proposed Local Law No. 7 of 2024, Revoking the Planned Unit Development (PUD) District created by Local Law 3 of 2019 and Rezoning the Remaining Parcels in the PUD District.

Public Comments-None
Written Comments-None
Close Public Hearing- Time: 6:03 p.m.

2. Call to order, 6:03 pm, the Public Hearing on the Preliminary 2025 Town Budget.

Public Comments-None
Written Comments-None
Close Public Hearing- Time: 6:05 p.m.

3. Call to order, 6:05 pm, the Public Hearing on the application of Carter Road Properties, Jeffrey Cook, Managing Member, for the creation of a Planned Unit Development (PUD) called the Rolling Hills Subdivision.

Public Comments- Several Carter Road residents spoke against the Rolling Hills Subdivision with concerned mostly about traffic, stormwater and safety because there are no sidewalks. Residents questioned if a traffic study was done, project engineer, Glenn Thorton, stated the traffic study has not been completed yet. Bernie Peck, Highway Superintendent, will be paving Carter Road in 2025 and has planned to widen the road so there will be a 4 foot walkway on each side of the road for pedestrians. Pete Byer spoke and submitted a petition listing Carter Road residents opposing the project stating that they have had enough development on Carter Road. Residents were also concerned about how this new development would affect their property values. Josh Miller, from Lyons National Bank and a Real Estate Agent from Coldwell Banker, spoke in favor of the development. They have a lot of buyers they are working with who want this type of home and price range, but there is nothing on the market and there is a need for housing in this area.

Written Comments-Pete Byer submitted to the Town Board a petition and letter from Carter Road Residents opposing the development.

Santa Abraham from Skuse Road, Town of Phelps, sent an email with concerns about traffic.

David Young, Broker/Owner of Re/Max submitted a letter in regard to the shortage of this type of housing in the area and it has impacted many families seeking homeownership.

Close Public Hearing- Time: 7:10 p.m.

4. Call to order – 7:12 p.m. the Town Board Meeting. Pledge of Allegiance/Opening – Supervisor Mark Venuti. US flag pledge followed by Mark’s pledge: I pledge to do my best to represent the people of the Town of Geneva, to keep an open mind during this meeting, to treat others with courtesy and respect, and to make decisions for the highest good of all concerned.

5. Privilege of the floor: None

6. Gratitudes: Safety Officer Eric Reuscher for completing all of the tasks necessary to resolve the issues identified in the safety audit.

Ontario County Soil & Water Conservation District technicians who assisted in completing two major stormwater control projects in the town over the past month, one west of Carter Road and the second north of Armstrong Road and west of State Route 14.

Councilmember Aliperti wanted to pass on to the Board that Sharon Hogan, is very thankful for the completion of the Armstrong Road stormwater control project.

Councilman McCarthy congratulated Mitch Wilber on his retirement from Helena Agri-Enterprises and thanked him for his service.

7. Approval of the minutes: Approval of the minutes of the Regular Meeting of the Town Board of October 8, 2024. Motion to approve made by Councilmember Aliperti, second by Councilmember Wilber. Unanimously approved.

8. Approval of the minutes: Approval of the minutes of the Public Hearing for Local Law 5 of 2024, Requiring Written Notification of Defective or Dangerous Conditions. Motion to approve made by Councilmember McCarthy, second by Councilmember Baxter. Unanimously approved.

9. Approval of the minutes: Approval of the minutes of the Public Hearing for Local Law 6 of 2024, Amending a Planned Unit Development regulation in Chapter 165 (Zoning) of the Town Code. Motion to approve made by Councilmember Wilber, second by Councilmember Aliperti. Unanimously approved.

10. Town Clerk’s report.

Questions, comments.

The Board acknowledges receipt.

11. Code Enforcement Officer’s report.

Questions, comments.

The Board acknowledges receipt.

12. Highway Superintendent’s Report:

Questions, comments.

The Board acknowledges receipt.

13. Water & Sewer Superintendent’s Report:

Questions, comments. Howard reported the tank was back on and there was fire protection on West Lake Road.

The Board acknowledges receipt.

14. Supervisor’s report of finances

Questions, comments.

The Board acknowledges receipt.

15. 2024 RESOLUTION NO. 87-2024. Approving Abstract 11, November 2024, Bills for Payment and Prepaid Bills. Motion to approve made by Councilmember Aliperti, second by Councilmember Wilber. Unanimously approved.

Whereas certain abstracts and bills for services and goods received or to be received by the town have been presented for payment or necessarily paid, as described in Abstract 11, November 2024, vouchers 961-1035 total \$298,333.54 and

Whereas those abstracts and bills have been reviewed by the town bookkeeper, the supervisor, and other members of the town board, and are in proper order for payment or approval, now therefore, it is

RESOLVED the pre-paid bills that are presented are approved and the supervisor is authorized to pay the unpaid bills.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

16. 2024 RESOLUTION NO. 88-2024 - Approving 2025 Budget of the Town of Geneva, Including Fire Contracts and Special Districts. Motion to approve made by Councilmember Wilber, second by Councilmember Aliperti. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 88-2024**

Whereas the Tentative 2025 Town Budget, including Fire Contracts and Special Districts, was filed with the Town Clerk, and presented to the Town Board on or about September 10, 2024; and

Whereas the Town Board held a public work session on the Tentative 2025 Town Budget on October 2, 2024, adjusting and approving the Preliminary 2025 Town Budget; and

Whereas the Preliminary 2025 Town Budget was filed with the Town Clerk on October 3, 2024, and a public hearing on this budget was scheduled for November 12, 2024; and

Whereas the public hearing was held on November 12, 2024; and

Whereas no substantive changes were made to the Preliminary 2025 Town Budget; now therefore it is

RESOLVED the Preliminary 2025 Town Budget, with any non-substantive amendments, is adopted as the 2025 Budget of the Town of Geneva, including Fire Contracts and Special Districts.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

17. 2024 RESOLUTION NO. 89-2024 – Authorizing Adoption of Local Law No. 6, Amending a Planned Unit Development Regulation in Chapter 165 (Zoning) of the Code of the Town of Geneva. Motion to approve made by Councilmember Wilber, second by Councilmember Aliperti. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 89-2024**

WHEREAS a resolution was duly adopted by the Town Board of the Town of Geneva for a public hearing to be held by the Town Board on October 8, 2024, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, to hear all interested parties on a proposed Local Law Amending a Planned Unit Development Regulation in Chapter 165 (Zoning) of the Code of the Town of Geneva; and

WHEREAS notice of the public hearing was duly advertised in the official newspaper of the Town of Geneva on September 20, 2024, and all other notices required by law to be given were properly served, posted or given; and

WHEREAS the public hearing was duly held on October 8, 2024, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said Proposed Local Law, or any part thereof; and

WHEREAS pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law it has been determined by the Town Board that adoption of the Local Law would not have a significant effect upon the environment and could be processed by other applicable governmental agencies without further regard to SEQR; and

WHEREAS the Town Board of the Town of Geneva, after due deliberation, finds it in the best interest of the Town of Geneva to adopt the Local Law;

NOW, THEREFORE, IT IS RESOLVED, that the Town Board of the Town of Geneva adopts Local Law No. 6 of 2024, entitled "A Local Law Amending a Planned Unit Development Regulation in Chapter 165 (Zoning) of the Code of the Town of Geneva," a copy of which is attached, and it is further

RESOLVED, that the Town Clerk is directed to enter the Local Law in the minutes of this meeting and in the Local Law Book of the Town of Geneva, to give due notice of the adoption of the local law to the Secretary of State of New York, to publish an abstract of this local law in the Town's official newspaper and to post a copy of this local law on the Town of Geneva sign board.

I, Lorie Peck, Town Clerk of the Town of Geneva, do certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on November 12, 2024 by the following vote:

	Aye	Nay
Mark Venuti	<u> X </u>	_____
Robert McCarthy	<u> X </u>	_____
Kimberly Aliperti	<u> X </u>	_____
Mitchell Wilber	<u> X </u>	_____
Gordon Baxter	<u> X </u>	_____

Dated: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

SEAL

18. 2024 RESOLUTION NO. 90-2024 - Approving 2025 Agreement for Expenditure of Highway Moneys. Motion to approve made by Councilmember Aliperti, second by Councilmember Baxter. Unanimously approved.

**TOWN OF GENEVA, NEW YORK,
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 90-2024**

Whereas the 2025 budget of the Town of Geneva includes the sum of \$265,000.00 for Highway Department general repairs; and

Whereas as part of those general repairs the Town Board approved the expenditure of \$240,611.97 for road work during 2025; and

Whereas the Town Superintendent of Highways has prepared an Agreement for the Expenditure of Highway Moneys pursuant to Section 284 of the Highway Law of the State of New York, proposing to expend certain sums on certain Town highways as presented to and approved by the Town Board during the process of adopting the 2025 Town budget; now therefore, it is

RESOLVED the Town Board approves the Agreement for the Expenditure of Highway Moneys in 2025, and the members of the Board will sign the Agreement, as well as the Highway Superintendent, completing the execution of the Agreement.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

19. 2024 RESOLUTION NO. 91-2024 - Authorizing Renewal of Bond Anticipation Note for Water Districts 1, 2, 3, 10, 11 and Sub-Districts. . Motion to approve made by Councilmember Wilber, second by Councilmember McCarthy. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 91-2024**

Whereas a bond resolution of the Town of Geneva for improvements to the storage tank for Water Districts 1, 2, 3, 10, 11 and their sub-districts was adopted by the Town Board on January 9, 2001, which resulted in a Bond Anticipation Note last renewed December 2, 2023 with the Bank of the Finger Lakes in the amount of \$23,502.00, coming due on or about December 2, 2024, together with interest at the rate of 4.99%; and

Whereas the full amount due cannot be paid without significant cost to property owners, and it need not be paid in full and may be and has been renewed annually with a payment against principal and the interest due; now therefore, it is

RESOLVED the Supervisor of the Town is authorized to pay \$3,500.00 toward principal, and the interest due, on or about December 2, 2024, and to sign a new Bond Anticipation Note for a year with the Bank of the Finger Lakes binding the Town of Geneva for the balance due of \$20,002.00, plus interest.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

20. 2024 RESOLUTION NO. 92-2024 – Authorizing Renewal of Bond Anticipation Note for Water District 2. Motion to approve made by Councilmember Wilber, second by Councilmember McCarthy. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 92-2024**

Whereas a bond resolution of the Town of Geneva for improvements to Water District 2 was adopted by the Town Board on March 9, 1999, which resulted in a Bond Anticipation Note last renewed with the Bank of the Finger Lakes on or about December 2, 2023, in the amount of \$26,731.00, coming due December 2, 2024, together with interest at the rate of 4.99%, and

Whereas the full amount due cannot be paid without significant cost to property owners, and it need not be paid in full and may be and has been renewed annually with a payment against principal and the interest due; now therefore, it is

RESOLVED the Supervisor of the Town is authorized to pay \$3,500.00 toward principal, and the interest due, on or about December 2, 2024, and to sign a new Bond Anticipation Note for a year with the Bank of the Finger Lakes binding the Town of Geneva for the balance due of \$23,231.00, plus interest.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

21. 2024 RESOLUTION NO. 93-2024 – Authorizing Renewal of Bond Anticipation Note for Water District 12. Motion to approve made by Councilmember Wilber, second by Councilmember McCarthy. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 93-2024**

Whereas a bond resolution of the Town of Geneva for improvements to Water District 12 was adopted by the Town Board on November 9, 2004, which resulted in a Bond Anticipation Note last renewed with the Bank of the Finger Lakes December 2, 2023, in the amount of \$33,500.00, coming due on or about December 2, 2024, together with interest at the rate of 4.99%; and

Whereas the full amount due cannot be paid without significant cost to property owners, and it need not be paid in full and may be and has been renewed annually with a payment against principal and the interest due; now therefore, it is

RESOLVED the Supervisor of the Town is authorized to pay \$20,000.00 toward principal, and the interest due, on or about December 2, 2024, and to sign a new Bond Anticipation Note for a year with the Bank of the Finger Lakes binding the Town of Geneva for the balance due of \$13,500.00, plus interest.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

22. Review Short Form Environmental Assessment Form, Parts 1 and 2, for the environmental impact of Local Law 7.

23. 2024 RESOLUTION NO. 94-2024 – Determination of Significance – Local Law No. 7 of 2024. Motion to approve made by Councilmember Wilber, second by Councilmember Aliperti. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 94-2024**

WHEREAS, the Town of Geneva Town Board, hereinafter referred to as Town Board, has determined Local Law No. 7 of 2024 to be an Unlisted action under the State Environmental Quality Review (SEQR) Regulations, and,

WHEREAS, the Town Board has reviewed and accepted the Environmental Record prepared on the action, and

WHEREAS, the Town Board has considered the potential impacts associated with the action.

NOW THEREFORE, IT IS RESOLVED that the Town Board makes this Determination of Non-Significance based upon: the Short Form Environmental Assessment Form, Parts 1 and 2, prepared for this action, Town Board Public Hearing Record on this action; and, the Environmental Record prepared on the action; and it is further

RESOLVED that the Town Board makes this Determination of Non-Significance based on the following reasons supporting this determination:

1. The Town Board considered the action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the SEQR Regulations; and,
2. The Town Board did review the EAF, the criteria contained in subdivision (c) of 617.7 and other supporting information to identify the relevant areas of environmental concern; and,
3. The Town Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have significant adverse impact on the environment; and
4. The Town Board did set forth its determination of significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

I, Lorie Peck, Town Clerk of the Town of Geneva, certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on November 12, 2024 by the following vote:

	Aye	Nay
Mark Venuti	<u> X </u>	_____
Robert McCarthy	<u> X </u>	_____
Kimberly Aliperti	<u> X </u>	_____
Mitchell Wilber	<u> X </u>	_____
Gordon Baxter	<u> X </u>	_____

Dated: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

Seal

24. 2024 RESOLUTION NO. 95-2024 – Authorizing Adoption of Local Law No. 7, Revoking the PUD District Created by Local Law 3 of 2019 and Rezoning the Remaining Parcels. Motion to approve made by Councilmember Baxter, second by Councilmember McCarthy. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 95-2024**

WHEREAS a resolution was duly adopted by the Town Board of the Town of Geneva for a public hearing to be held by said Town Board on November 12, 2024, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, to hear all interested parties on a proposed Local Law Revoking the PUD District created and approved by Local Law 3 of 2019 and Rezoning the Remaining Parcels in Such PUD District; and

WHEREAS notice of the public hearing was duly advertised in the official newspaper of the Town of Geneva, on October 17, 2024, and all other notices required by law to be given were properly served, posted or given; and

WHEREAS the public hearing was duly held on November 12, 2024, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the proposed Local Law, or any part thereof; and

WHEREAS, pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law it has been determined by the Town Board that adoption of the Local Law would not have a significant effect upon the environment and could be processed by other applicable governmental agencies without further regard to SEQR; and

WHEREAS the Town Board of the Town of Geneva, after due deliberation, finds it in the best interest of the Town of Geneva to adopt the Local Law.

NOW THEREFORE, IT IS RESOLVED that the Town Board of the Town of Geneva adopts Local Law No. 7 of 2024, entitled, "A Local Law Revoking the PUD District created and approved by Local Law 3 of 2019 and Rezoning the Remaining Parcels in Such PUD District," a copy of which is attached, and it is further

RESOLVED that the Town Clerk is directed to enter the Local Law in the minutes of this meeting and in the Local Law Book of the Town of Geneva, to give due notice of the adoption of the local law to the Secretary of State of New York, to publish an abstract of this local law in the Town's official newspaper, and to post a copy of this local law on the Town of Geneva sign board.

I, Lorie Peck, Town Clerk of the Town of Geneva, certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on November 12, 2024 by the following vote:

	Aye	Nay
Mark Venuti	<u> X </u>	_____
Robert McCarthy	<u> X </u>	_____
Kimberly Aliperti	<u> X </u>	_____
Mitchell Wilber	<u> X </u>	_____
Gordon Baxter	<u> X </u>	_____

Dated: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

SEAL

25. 2024 RESOLUTION NO. 96-2024. Recognizing the Service of Barbara Lamb. Motion to approve made by Councilmember Aliperti, second by Councilmember Baxter. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 96 -2024**

Whereas town resident Barbara Lamb served as Historian of the Town of Geneva for many years and has recently passed away; now therefore, it is

RESOLVED the town board expresses its condolences to Barbara's Lamb's family and its gratitude for her many years of faithful service as Town Historian.

I, Lorie L. Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the resolution on November 12, 2024. Unanimously approved.

Date: November 12, 2024

Lorie Peck
Lorie Peck, Town Clerk

26. Slate Rock Road and bridge. From estimates obtained by the town's highway superintendent, it appears a replacement bridge would cost about \$250,000. The town has been considering whether it would be prudent and reasonably acceptable to close the road to vehicular traffic year-round, which it now does during the winter months, rather than incur such a cost of a little used road. However, we don't yet know if the bridge is failing, and the cost of the survey to see if it has moved is \$6850. The NYS Dept. of Transportation is requesting this survey, and requested one two years ago, so it appears it that is the pattern. The Town Board agreed to pay the \$6850 to have the survey done and if the bridge has not moved it would buy them at least another two years before having to address this situation again. Carol Higgins spoke and would like to see the road stay open.

27. Finger Lakes Reuse Systems, Inc., formed with the assistance of the town, hopes to obtain funding to hire an executive director in the near future. The town has set aside funds to continue to support this effort, and it may be called upon, if funding is obtained for the director position that can only go to a municipality, to put this person on the town's payroll and be reimbursed from those grants.

28. The town, working with the city, has been the recipient of two grants that provide money for diverting food and other organic waste from trash. One grant was from the United States Department of Agriculture, runs through January of 2025, and has been used to support extra pay and hours for Jacob Fox to assist with grant funded efforts, education, and food waste pick-up at homes and apartment buildings. The second grant is from the State Department of Environmental Conservation and should start funding soon. It is proposed this money be used to support equipping and staffing a recycling and disposal station at city property on Doran Avenue, similar to the town's station, that will be available to city and town residents under the same conditions, with a recycling sticker and a punch card for trash. The attendant would be a new part-time town employee funded by the grant to October of 2025. It is hoped to have this operational sometime in January, and grant applications are being prepared by the city for funding for equipment and staffing for three years after that. The city may eventually take over staffing but to get started would like the town to provide the staff under an intermunicipal agreement or memorandum of understanding. There would be Saturday hours but a different week day, like Tuesday, to give town people access to a station on three days of the week. City residents will not have access to the Town's station on White Springs Road due to its limited capacity.

29. Reports of Standing Committees

Economic Development – Meeting was on October 23rd In house comprehensive plan for Economic Development.

Sustainability – No meeting

Kashong Conservation Area - None

Communication – None

Parks and Recreation – None

30. Supervisor's Report

The future of the Ontario County Landfill after the lease with operator Casella expires at the end of 2028 is being debated in the county Planning and Environmental Quality Committee, on which the town supervisor sits, and it eventually will be debated and decided by the full Board of Supervisor possibly at its December 5 meeting.

Selected Meetings and Events

October 9 – Traffic Safety Board meeting

Meeting with GreenSpark Solar on the solar installation planned for the town hall

October 11 – Ted Baker radio show on town topics

October 15 – County Planning and Environmental Quality Committee meeting

October 16 - County Ways & Means Committee meeting

Ontario County Soil and Water Conservation District board meeting

October 24 – Finger Lakes Reuse Systems, Inc. board meeting

Meeting with Valerie Knoblauch of Finger Lakes Visitors Connection about a PreEmption Line interactive sign at the town hall

Ontario County Board of Supervisors meeting

October 28 – Seneca Watershed Intermunicipal Organization meeting

November 4 - County Planning and Environmental Quality Committee meeting

November 6 - County Ways & Means Committee meeting

October 2 – Seneca-Keuka Watershed Partnership meeting

October 3 – Soil and Water Conservation District farm tour for Board of Supervisors

31. Old Business. The board discussed the Rolling Hills housing project on Carter Road and agreed to make sure the applicant had submitted a complete PUD application, that they would see if the applicant would add a sidewalk on the west side of Carter Road and what it might do to the cost of the homes, and would see if an answer could be gotten to the question of whether this development would negatively affect home values in the area.

32. New Business. - None

33. Privilege of the floor. - None

34. Adjourn: Motion to adjourn the regular meeting made by Councilmember Wilber, second by Councilmember Aliperti. Unanimously approved. Time 8:34 p.m.

Respectfully Submitted, Lorie Peck Town Clerk

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County of Ontario
City
Town of Geneva
Village

Local Law No. 6 of the year **2024**.

A local law **"Amending a Planned Unit Development Regulation in Chapter 165 (Zoning) of the Code of the Town of Geneva"**

(Insert Title)

Be it enacted by the **Town Board** (Name of Legislative Body)

County - Ontario
City
Town of Geneva as follows:
Village

Section 1. Paragraph A. of Section 165-45 (Area requirements) of Article V (Planned Unit Development) of the Zoning Code of the Town of Geneva is hereby repealed and a new paragraph A is hereby adopted and inserted in its place to read as follows:

A. No PUD district shall be established having an area of less than three contiguous acres.

Section 2. If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only),

I hereby certify that the local law annexed hereto, designated as Local Law No. 6 of 2024 of the **Town of Geneva** was duly passed by the Geneva Town Board on November 12, 2024, in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

Town Clerk

(Seal)

Date: _____

FILING LOCAL LAW

New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code, One Commerce Plaza, 99 Washington Avenue,
Albany, NY 12231-0001

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County of Ontario

City

Town of Geneva

Village

Local Law No. 7 of the year **2024**

A local law **" Revoking the PUD District created and approved by Local Law 3 of 2019 and Rezoning the Remaining Parcels in Such PUD District "**

(Insert Title)

Be it enacted by the **Town Board** (Name of Legislative Body)

County

City

Town of Geneva

as follows:

Village

Section 1: History

- A. Local Law 3 of 2019 approved the rezoning of Tax Map No. 133.00-1-020.000, containing a total of 151.425 acres of land (including the Turk Road right of way), to a PUD Planned Unit Development District subject to 18 enumerated conditions.
- B. Subsequent to Local Law 3 of 2019 taking effect, the Town of Geneva Planning Board approved the subdivision of Tax Map No. 133.00-1-020.000 into three separate parcels, which are now designated as Tax Map Nos. 133.00-1-020.100, 133.00-1-020.200 and 133.00-1-020.300.
- C. The Town Board then adopted Local Law No. 2 of 2024 amended the Planned Unit Development District it approved pursuant to Local Law 3 of 2019 by changing the zoning district classification of Tax Map No. 133.00-1-020.300 from PUD Planned Unit Development District to AG Agricultural District, by nullifying the conditions of PUD approval, set forth in Section 1 of Local Law 3 of 2019 relative to Tax Map No. 133.00-1-020.300, by nullifying conditions numbered 4, 9, 10, 11 and 15 relative to the remaining Tax Map Nos. 133.00-1-020.100 and 133.00-1-020.200 and by keeping the remaining conditions of PUD approval in effect for Tax Map Nos. 133.00-1-020.100 and 133.00-1-020.200.

Section 2: The current owner of Tax Map No. 133.00-1-020.100 has asked the Town Board to rezone Tax Map No. 133.00-1-020.100 to allow it to subdivide Tax Map No. 133.00-1-020.100 into seven (7) new lots, with the owner asking the Town Board to rezone one (1) of the proposed new lots from PUD Planned Unit Development District to B General Business District and six (6) of the proposed new lots from PUD Planned Unit Development District to R-1 Residential Suburban District.

Section 3: The Town Board finds that approval of this latest rezoning request along with the rezoning of Tax Map No. 133.00-1-020.300 from PUD Planned Unit Development District to AG Agricultural District, pursuant to Local Law No. 2 of 2024, constitute a change in use of the approved PUD District approved pursuant to Local Law 3 of 2019 and, therefore, a significant change to such PUD District. Pursuant to the Town Zoning Law § 165-50 C. (4) that permits the Town Board to revoke a PUD district based on "any change in use included in the PUD District", the PUD District created and approved by Local Law 3 of 2019, and amended by Local Law No. 2 of 2024, is hereby revoked in its entirety.

Section 4: The Official Zoning Map of the Town of Geneva, adopted pursuant to Section 165-5 of the Zoning Law of the Town of Geneva, is hereby amended as follows:

A. The zoning district classification of that portion of Tax Map No. 133.00-1-020.100 that is identified as “Lot 1” on the proposed subdivision map of Tax Map No. 133.00-1-020.100, prepared by Dave Hanley L.S. and dated 11/07/24, is hereby changed from PUD Planned Unit Development District to B General Business District.

B. The zoning district classification of those portions of Tax Map No. 133.00-1-020.100 that are identified as “Lots 2, 3, 4, 5, 6 and 7” on the proposed subdivision map of Tax Map No. 133.00-1-020.100, prepared by Dave Hanley L.S. and dated 11/07/24, constituting all remaining portions of Tax Map No. 133.00-1-020.100, other than the lot identified as “Lot 1” on such proposed subdivision map, are hereby changed from PUD Planned Unit Development District to R-1 Residential Suburban District.

C. The zoning district classification of Tax Map No. 133.00-1-020.200 is hereby changed from PUD Planned Unit Development District to AG Agricultural District.

Section 5: If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 6: This local law shall take effect upon filing with the Secretary of State and then only if the Town Planning Board issues final subdivision approval of the subdivision of Tax Map No. 133.00-1-020.100 as described in the proposed subdivision map of Tax Map No. 133.00-1-020.100, prepared by Dave Hanley L.S. and dated 11/07/24.

I hereby certify that the local law annexed hereto, designated as Local Law No. 7 of 2024 of the **Town of Geneva**, was duly passed by the Geneva Town Board on November 12, 2024, in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

Town Clerk: _____

(Seal)

Date: _____