

**Town of Geneva
Planning Board
February 21, 2023
DRAFT**

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

Absent: Mary Ann Bell

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: 7 members of the public

Chair Eric Reuscher called the meeting to order at 6:00 pm. Eric made a short statement announcing that Mary Ann Bell has resigned as chair, and he has accepted the position.

Public Hearing – Seneca Springs – Site Plan Review PB2023-001

The applicant is applying for reapproval of the site plan of a PUD. The Town Board reapproved the PUD on February 14, 2023. The site plan was previously approved in 2016, but the approval has expired.

Trevor Haut, Project Engineer from Passero Associates, presented to the Planning Board. He explained that they are asking for site plan reapproval for 76 townhome units. These would be senior housing for 55 and over and would be high-end with an HOA. The HOA would take care of the common grounds, the infrastructure, security, and other items. Trevor explained the location of the project and gave a brief overview of what was approved previously.

He added that they are aware the Town Design Standards have been updated since 2016 and they are willing to modify the site plan to comply with those changes, noting streetscapes and sidewalks. He also spoke about the potential of providing a screening on the northside of Snell Road across from the entrance to the development. Trevor also added that they will have an easement for the town to access the stormwater management area and are willing to discuss an easement for the lot to the east. He also explained that a SEQOR was completed in 2016 and a negative declaration issued.

Gary Johnson asked about the electrical grid upgrade. Trevor explained that they are looking at design changes to the buildings and appliances to reduce energy demand. They have a new electrical engineer that has confirmed that they will no longer need to upgrade to Phase 3 power. Eric Reuscher asked if they would be building to current code or to the announced future standards. There was a short discussion and Trevor confirmed the project would most likely be phased and each phase be built to the standards at the time. Ken Nardoizzi asked if the Fire Marshall had reviewed, and Floyd commented that he would mention this in his report.

Eric asked Floyd for his comments. Floyd explained to the board members that this is a reapproval of a previous PUD project. Town Code requires ground to be broke within 1 year of a PUD approval and within 6 months of a site plan approval (with the option for extensions). He explained that although the approval for the PUD expired, the Town Board had not passed a local law to change the PUD zoning. Therefore, the PUD zoning was still in effect and the

applicant only had to come back in to get the PUD reapproved, which the Town Board did at their meeting on February 14, 2023.

Floyd went on to talk about the Town Comprehensive Plan, which included rezoning of this area. The new zoning allows townhomes in this area. He also highlighted senior housing as one of the defined weaknesses of the town in the Comprehensive Plan. He added that while reviewing site plans, the Planning Board considers if proposed projects comply with the intent of the Comprehensive Plan. He went on to talk about his meeting with the Chairperson and some potential issues they identified. One of these was the light shining into the neighbors' houses on Snell Road across from the entrance. There was a short discussion about this and Floyd confirmed he spoke with the applicant and they are willing to work toward a solution with the possibility of planting a screening on the northside of Snell Road. Another item that was discussed was the potential for future development to the east and on the southern boundary and the potential for access. He pointed out that in Phase two there is a road that goes over and has the potential to be connected to these other parcels and possibly go all the way over to State Route 14. The applicant is also willing to work with the town on this. Floyd also confirmed that the Fire Chief and Deputy Chiefs will be doing another review of the project.

Ken Nardozi asked about the project being senior housing and if this could change in the future. Floyd confirmed that he had spoke with the town attorney. Neither the Town Board nor the Planning Board can require specifics such as senior housing. However, if a PUD application asks for a specific type of housing, such as 55 and over, the approval of that PUD would be limited to that housing. In asking for a PUD for senior housing, that is now the approved PUD. If the property is then sold or the developer wishes to make a change, it would be considered a major change and the PUD would have to come back before the Town Board. Floyd again confirmed that this PUD was approved as senior housing and it would have to come back to the Town for any change to that. He clarified again that this is only part of the PUD law.

Eric opened the meeting to the public. Murray Heaton spoke to the board members. He explained that his family owns the 26 acres to the east. He voiced his opinion that access is very important to that property and explained that the property has access to an existing sewer and water line that the town put in. He suggested that the Board consider adding access as a condition of approval. He also noted his opinion that the access road be built to town spec.

Chris Iversen spoke. He had questions for the developer. He asked about the number and size of the units. Trevor Haut confirmed that there would be 4-6 units per building and that the units would be approximately 2,000 sq. ft. including the garage. Chris also asked about NYSEG and transformers. Trevor stated he couldn't say for future projects but confirmed that this is a current issue on another project. It was also confirmed that there would be 76 single-story units.

Mike DelRossa, of 220 Snell Road, spoke. He confirmed that his property is right across the road from the proposed entrance. He asked about the proposed buffering on his side of the street and other projects by the same developer. He explained that he does not want trees on his side of the road and asked about other locations for the entrance. There was a discussion between the board and Floyd explaining why the entrance could not be located closer to White Springs Road, the biggest issue being the visibility. Mike also asked what would be done for noise and it was confirmed that there would be buffering.

Robert Gringeri asked about the proposed units for the future Phase 2, which is 69 units. Gary Johnson asked about sidewalks. Floyd confirmed that although they are not on the most recent set of plans, they will be adding sidewalks to the project.

Tom Bonacci, of 71 Snell Road, addressed the board members. He voiced his opinion that the Board should not vote on the project tonight without seeing complete plans with sidewalks and screening. He added that he is not against the project but wants it done right.

Mary Bogan, of 221 Slosson Lane, spoke. She explained that she does oppose the project, explaining that it is too dense in a rural area. She also commented on how there are not sidewalks on the surrounding roads and with the additional traffic it would be unsafe. She also voiced concerns regarding having only one access point, and the maintenance of the road. She questioned the applicant on the amenities that would be offered. Trevor went over some of the highlights, including the HOA and upkeep, the updated styling, the clubhouse, dog park, and nature trails. He also confirmed that they would not be installing sidewalks on Snell Road. Mary also questioned the enforcement of the age limit. There was a brief discussion and Floyd explained the process for this, which would include the HOA and annual inspections. Floyd also explained the role that the Town Board and Planning Board play in the approval process of the project. Mary also asked about a second access and Trevor explained that ideally there will be a second access point to State Route 14.

Robert Gringeri asked Floyd about access requirements to this size project. Floyd confirmed that the proposed site plan meets the requirements. He also went over how the Bay Heights project differed from this project.

Motion made by Robert Gringeri to close the Public Hearing. 2nd by Ken Nardozzi. All in favor, motion carried.

Eric asked Pat Nicoletta for comments from MRB. Pat explained that they had reviewed the plans and responded in comment letter dated February 10, 2023. He confirmed that SEQR was completed in 2016 and that no changes were being proposed that would warrant readdressing SEQR.

He went over the comment letter, noting that clarification was made on the number of units, that a drainage district would need to be created, that the SWPPP would need to be updated, and that sidewalks would need to be added.

Ken Nardozzi asked about the water and the City of Geneva. Floyd confirmed that this project was previously approved, and the city still has both phases of the project on their approved list. Pat Nicoletta added that there would be water and sewer easements that would need to be finalized before the certificate of occupancy is issued. He also confirmed this would be a gravity fed system. Robert Gringeri asked about potential issues with any tiling currently in the field. There was a short discussion on this, and Pat confirmed that the way it is designed now, there is adequate stormwater prevention. Pat also went over the traffic study figures, explaining that it is expected to be low volume.

The board discussed tabling the application to next month, explaining that they would like to see updated plans that include the sidewalks and buffering and MRB's letter addressed.

Motion made by Robert Gringeri to table the application until the next scheduled Planning Board meeting. 2nd by Ken Nardozzi. All in favor, motion carried.

Meeting Minutes of June 21, 2022

One change was noted. Motion made by Gary Johnson to approve minutes as amended. 2nd by Ken Nardozzi. All in favor, motion carried.

Steve High's Report

Steve explained that there was not a quorum at this month's Ontario County Planning Board meeting, so applications were not voted on. Comments were made by both the Planning Department and the Planning Board and returned to local municipalities. He handed out the 2022 Annual Report. He went over highlights including that applications were down 21% from 2021 and the fact that many municipalities are doing moratoriums on alternative energy. He also stated that the Town of Geneva's referrals went from 23 to 18. He also spoke about an ADHOC committee from last year and a new housing survey that the county is implementing. Steve also talked about the possibility of the bridge at the intersection of State Route 14 and State Route 96 being taken down and explained that a study is in progress.

Organizational Meeting

Floyd led the board members through the organizational meeting. He asked everyone to review the procedures and come prepared to discuss any proposed changes at the next meeting. He went over the scheduled dates for the year, noted the new meeting time, and talked about trainings. He explained that they are trying to get an onsite training scheduled this year which would be a Q&A style session.

Other Business

Floyd briefly discussed the application process for site plans, stressing the fact that the chairperson does not sign off on the final plans until the conditions of the approval made by the planning board are met.

Motion made by Robert Gringeri to adjourn the meeting. 2nd by Gary Johnson. All in favor, motion carried at 7:08.