

**Town of Geneva
Planning Board
May 16, 2023
DRAFT**

Present: Eric Reuscher, Robert Gringeri, Mary Ann Bell, Kenneth Nardozzi

Absent: Gary Johnson, Jeff Trickler

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: 4 members of the public

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

**Public Hearing – Geneva CSG 1 & Geneva CSG2 –
Site Plan Review PB2023-002 & PB2023-003**

The applicant is applying for site plan approval of two community solar gardens. Bryan Bayer, from C & S Engineers, presented to the Board. He explained that Nick Walsh, of Dimension Energy, was unable to attend. He introduced Bill Perrine, stormwater expert from C & S Engineers. Bryan gave a brief overview of Dimension Energy, highlighting points made by Nick at last month's meeting. He explained the scope of the two projects, two community solar gardens, and listed the items that had been submitted as part of their application.

Eric Reuscher asked if there were any members of the public wishing to speak. Brian Nicholson, of Red Jacket Orchards, addressed the Board. He explained that he is one of the owners of the property and that he was in support of the project. He went on to explain the positive experience he has had working with Dimension Energy on this project and spoke in support of sustainable energy projects in the town.

Eric confirmed that there were no other members of the public wishing to speak and closed the public hearing.

Pat Nicoletta was asked for input from MRB. Pat explained that the Board would be reviewing SEQR for both projects combined per the decision made at last month's meeting. The Board will then review each site plan application separately. He went over Part 1 of the EAF with the Board. During this, Mary Ann Bell asked about the apple trees currently on the property. Brian Nicholson was given the opportunity to answer and explained that the average age of the trees is 30-40 years old, and they are ready to be taken out. After Pat went through Part 1, he confirmed there were no questions from the Board. Eric Reuscher went over the resolution for the Planning Board to declare their intent to be lead agency. Motion made by Mary Ann Bell that the Planning Board declare their intent to be designated as the lead agency. 2nd by Kenneth Nardozzi. All in favor, motion carried.

Next, Pat led the board members through MRB's comment letters dated May 11, 2023. There were conversations regarding who would reach out to the town attorney, the placement of the contours on the site plans, and the decommissioning plans for each project. Bryan Bayer mentioned that Bill Perrine had come due to the stormwater concerns that were raised at the last meeting. Bill confirmed that they had reviewed the May 11th letter from MRB and they would be

able to address all of the comments. They asked if there were any questions from the board members. Robert Gringeri explained that stormwater management and drainage is an ongoing issue in the town, so it is always something they look at closely. There was further discussion regarding wetlands, and it was confirmed that none of the project area would be in wetlands.

Pat explained that the letter for CSG 2 was basically the same as CSG 1 and the Board confirmed that they did not need to go over in detail. There were no further questions for Pat.

Eric asked Floyd for his comments. Floyd confirmed that the projects comply with the Town Comprehensive Plan. He explained that he met with the White Springs Fire Chief at the sites. The main concern is the traffic coming off Pre-Emption Road and Floyd confirmed the Chief supports the right hand turn only condition. He also commented about the need for proper signage and proper construction road access. He will be recommending conditions of approval for the Board before their final decision is made. He also confirmed that there are items that the Town Attorney will need to sign off on before the final plans are signed.

The discussion was opened to the Planning Board members. Ken confirmed with Floyd that he would be suggesting conditions of approval at the next meeting. The board reviewed their next steps. Motion made by Robert Gringeri to continue the review of PB2023-002 and PB2023-003 at next month's meeting, waiting for involved agencies' response and the applicant's response to MRB's letter dated May 11, 2023. 2nd by Mary Ann Bell. All in favor, motion carried.

Meeting Minutes of April 18, 2023

Motion made by Mary Ann Bell to approve minutes. 2nd by Robert Gringeri. All in favor, motion carried.

Steve High's Report

Steve explained that the County Planning Board had 25 referrals this month, none from the town. He highlighted an application in the Village of Victor asking for 7 area variances to build a 5-story apartment building with 121 units on a 3-acre wedge parcel. He also spoke about the continuous development of Short-Term Rental Codes in the area and how often the Town of Geneva is brought up as a model. Floyd also commented on how many inquiries he has had and presentations he has made. Steve also talked about a stream going through both the Town and Village of Naples and request from the town to decrease the setback amount. There was a discussion between him and the board members on this. Steve highlighted an application in the Town of Victor for a use variance and the fact that the 4 criteria for a use variance were not addressed at all in the application. He explained that any such application is returned as incomplete.

Other Business

Floyd updated the Board on other projects in the town.

There was a discussion about a sign in front of the Geneva Country Club for future condominiums.

Mary Ann asked about Seneca Springs and Floyd confirmed that it was still on hold while they were researching why the Governor's office got involved.

There was discussion regarding the definition of 100-year floodplain and 500-year floodplain.

Eric asked about the old Legion site. Floyd confirmed that they had shut down temporarily but are back up and working now.

Floyd also mentioned that NYSEG has been under scrutiny from the Public Service Commission and has started to move things along. He highlighted the progress at Bay Heights.

There was a discussion about the Bay Heights Project and the decision to use modulars. Floyd gave a general update on the project.

Motion made by Mary Ann Bell to adjourn the meeting. All in favor, motion carried at 7:05.