

**Town of Geneva  
Planning Board  
June 20, 2023  
DRAFT**

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

Absent: 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: 1 member of the public

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

**Old Business – 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, updated the board members. He went over some of the things added to the updated site plans. Floyd added that there was a telephone conference last Friday between the town, the applicant, and MRB.

Eric asked Pat Nicoletta for his comments. Pat updated the Board on the SEQR process and explained that they could now designate themselves lead agency. The Board reviewed the resolution.

Motion made by Ken Nardozzi for the Planning Board to designate itself lead agency. 2<sup>nd</sup> by Mary Ann Bell. All in favor, motion carried.

Pat led the Board through Part 2 of the SEQR, highlighting items with small impact. This information is on file in PB2023-002 and PB2023-003. Pat went over the resolution for the Board to make a determination of non-significance.

Motion made by Robert Gringeri for the Planning Board to make a Determination of Non-Significance and to direct the Chairperson to issue the Negative Declaration. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried.

Pat reviewed MRB's letter dated June 20, 2023 for Geneva CSG 1 with the Board. These comments were based on plans MRB received last week. The applicant has already addressed some items with the plans provided tonight. Pat highlighted the comments pertaining to the decommissioning plan and also added that the Town Attorney should review the decommissioning plan before final approval. Floyd confirmed that the plan has been sent to the attorney. Pat explained that the letter for Geneva CSG 2 was very similar with a small number of changes.

Eric asked Floyd for his input. Floyd reviewed some of the concerns that were brought up previously and suggested a number of conditions of approval, should the board move to approve. These suggested conditions were:

1. During construction, all vehicles entering the site shall enter from the north on Pre-Emption Road and enter the property with a right-hand turn.
2. Prior to any installation and site work, a construction entrance will be installed.

3. Pre-Emption Road will be maintained and kept clear of all mud and dirt during the construction of this project.

4. Prior to any approval signatures, the applicant will submit a set of plans that address all concerns mentioned in MRB's review letter dated June 20, 2023.

There was a discussion among the Board regarding whether during construction all vehicles leaving the site should also be required to make a right-hand turn. Board members spoke both in favor and against this.

Eric asked for a roll call vote to see if the Board should add the condition that during construction, all vehicles leaving the site be required to make a right-hand turn.

Roll Call Vote:

Robert Gringeri: Yes                      Mary Ann Bell: Yes                      Eric Reuscher: Yes

Kenneth Nardozzi: No                      Gary Johnson: No

Yes: 3 No: 2 The condition will be added to the resolution.

It was also discussed to require a response from the Town Attorney prior to signatures and this condition was added.

Motion made by Robert Gringeri and seconded by Ken Nardozzi to accept PB2023-002 with the following conditions:

1. During construction, all vehicles entering the site shall enter from the north on Pre-Emption Road and enter the property with a right-hand turn and leave with a right-hand turn.

2. Prior to any installation and site work, a construction entrance will be installed.

3. Pre-Emption Road will be maintained and kept clear of all mud and dirt during the construction of this project.

4. Prior to any approval signatures, the applicant will submit a set of plans that address all concerns mentioned in MRB's review letter dated June 20, 2023.

5. Receiving a response from the Town Attorney prior to signatures.

Roll Call Vote:

Robert Gringeri: Yes                      Mary Ann Bell: Yes                      Eric Reuscher: Yes

Kenneth Nardozzi: Yes                      Gary Johnson: Yes

Motion carried.

Motion made by Mary Ann Bell and seconded by Gary Johnson to accept PB2023-003 with the following conditions:

1. During construction, all vehicles entering the site shall enter from the north on Pre-Emption Road and enter the property with a right-hand turn and leave with a right-hand turn.

2. Prior to any installation and site work, a construction entrance will be installed.

3. Pre-Emption Road will be maintained and kept clear of all mud and dirt during the construction of this project.

4. Prior to any approval signatures, the applicant will submit a set of plans that address all concerns mentioned in MRB's review letter dated June 20, 2023.

5. Receiving a response from the Town Attorney prior to signatures.

Roll Call Vote:

Robert Gringeri: Yes                      Mary Ann Bell: Yes                      Eric Reuscher: Yes

Kenneth Nardozzi: Yes                      Gary Johnson: Yes

Motion carried.

### **Meeting Minutes of May 16, 2023**

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

#### **Steve High's Report**

Steve explained that an agency had been hired to identify the number of short-term rentals in Ontario County. The results were organized by zip code with 14424 (Canandaigua) and 14456 (Geneva) being the highest at 249 and 212. There was a discussion on the number in the Town of Geneva and the other areas covered by the 14456 zip code.

Steve also handed out portions of the interim report of the Housing Survey that was completed in the County. He went over portions with the Board, highlighting the skyrocketing home prices and the lack of housing available that is needed. He also went over reports regarding the median household income and the effects that has had on the housing needs. The full interim report is available on the Ontario County website.

#### **Other Business**

Floyd updated the Board on other projects in the town.

The ribbon cutting at Bay View (Bay Heights Phase III) is being held on Thursday, June 22 and the board members are invited to attend. He went over what was completed so far.

He also spoke about the County housing survey and mentioned that the Town of Geneva has approved over 700 housing units in the past 6 years, but only about 48 have been built at this time.

Floyd also presented a Local Law that will be before the Town Board at the next meeting. It is regarding the parking code. He went over the potential changes and the impact that it would have on current residents, highlighting lakeside property owners and short-term rental owners. He asked if the Board had any comments that they submit them to Floyd before the next Town Board meeting.

Floyd discussed current short-term rental numbers with the board members and concerns over the speed limit on State Route 14 were discussed.

Motion made by Mary Ann Bell to adjourn the meeting. 2<sup>nd</sup> by Ken Nardozi. All in favor, motion carried at 6:58.