

**Town of Geneva  
Planning Board  
October 17, 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: 2 members of the public

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

**New Business – Seneca Turk PUD –  
Minor Subdivision PB2023-004**

The applicant is applying for a 3-lot subdivision of a previously approved PUD. Trevor Haut, of Passero Associates, presented to the board on behalf of the applicant. He briefly talked about what had been approved as part of the PUD and explained the 3-lot subdivision that was being requested. He explained what would be on each lot and confirmed that the plans were the same as what had been approved previously. Lots 1 and 2 will be located to the north of Turk Road, with the previously approved event center, condos, and hotel on Lot 1. Lot 3 would be the area to the south of Turk Road. He noted that some of the setbacks may be updated on the new Lot 2. Trevor explained the process that they were going through, noting that they had presented to the Town Board at last week's meeting. There was a discussion between Trevor, Floyd, and the Board about the reason for the request and the development plans going forward. It was noted that it is common for such subdivisions to occur and that there is a developer interested in building the hotel.

Eric asked Pat Nicoletta for his comments. Pat explained that the Board could review part 1 of the SEQR and declare their intent to be lead agency. He went through part 1 of the SEQR and the board reviewed the resolution.

Motion made by Mary Ann Bell for the Planning Board declare their intent to be Lead Agency. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried.

Pat then went over the MRB comment letter dated October 16, 2023. He confirmed that all the comments were minor and that they should be able to be addressed by the next meeting.

Eric asked Floyd for his comments. Floyd explained that the process is very similar to the subdivision that was completed for the Geneva Crossing PUD. He also confirmed that because no modifications were being made to the use, square footage, or unit numbers, the PUD did not need to go back to the Town Board for approval.

Motion made by Robert Gringeri to set the public hearing for the next Planning Board meeting, scheduled for November 21, 2023. 2<sup>nd</sup> by Mary Ann Bell. All in favor, motion carried.

### **Meeting Minutes of June 20, 2023**

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

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

Steve updated the Board on news from the Ontario County Planning Board. He highlighted short-term rental moratoriums that have gone into effect in Penn Yan and the Town of Seneca. He also noted that the City of Geneva is still working on their short-term rental code. He talked about the potential of imposing an occupancy tax and noted that the town of Weedsport has passed a 7% occupancy tax.

The County Planning Board has been busy with 41 referrals this month. He talked about the completed housing study and noted that they are seeing more high-density housing projects come in. He talked about a 120-unit apartment project in Victor, a 134-unit townhouse project in Canandaigua, and a 199-unit project in Hopewell. He also noted some of the concerns the County Planning Board identified in the Hopewell project.

Steve talked to the Board about a potential County Comprehensive Plan and specifically about a county-wide access management plan that the County is hoping to develop. He explained that every local planning board would have input into this plan and that it would include things such as distances between driveways, sight distances, and the need for sidewalks.

Steve also talked about the recent bus tour that Ontario County Soil and Water held and the stops that highlighted improvements made in the Town of Geneva.

#### **Other Business**

Floyd updated the Board on the sewer situation, noting that the City of Geneva has been awarded the grant for the sewer upgrade.

Motion made by Mary Ann Bell to adjourn the meeting. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried at 6:45.