

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

Present: Eric Reuscher, Mary Ann Bell, Kenneth Nardozzi, Jeff Trickler

Absent: Robert Gringeri, Gary Johnson

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Steve High, Town County Planning Board Representative, Shaun Logue, Town Engineer

Others Present: 13 members of the public

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

**Public Hearing – 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.

Eric Reuscher opened the Public Hearing. Pete Achilles asked about the purpose of the subdivision. Floyd explained that the 3 lots would still be one PUD, subdividing would just allow them to sell off individually and aid in finding developers for the project. Robert Hanley asked about seeing the plans. Floyd showed the members of the public the plans, answered questions, and identified items on the plans. He noted that the plans showed the previously approved PUD and the location of the items were part of the approved PUD plans. Other members of the public questioned the need for more housing and raised concerns about the ongoing project at Bay Heights. There were also questions and concerns regarding the proposed townhomes in the PUD. The board members discussed these issues with the public. Eric explained that if anyone had concerns about a specific project that they could contact the code enforcement officer to discuss it with him. He explained that the matter before the board tonight is only a 3-lot subdivision. Floyd added that the PUD was approved in 2019 and is not part of the Board's review at this time. Eric confirmed that no other members of the public wished to speak.

Motion made by Ken Nardozzi to close the Public Hearing. 2nd by Mary Ann Bell. All in favor, motion carried.

There was a brief break as members of the public chose to leave.

Eric asked Shaun Logue for his comments. Shaun confirmed that MRB has been working with Floyd and Passero Associates and that all of the items in MRB's comment letter dated October 16, 2023 had been addressed. He explained that tonight the Planning Board could designate themselves lead agency.

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

Shaun also explained parts 2 and 3 of the SEQR and confirmed that the board could make a determination of significance.

Motion made by Jeff Trickler that the Planning Board make a Determination of Non-Significance and that the Chairman issue the Negative Declaration as evidence. 2nd by Ken Nardozzi. All in favor, motion carried.

Eric asked Floyd for his comments. He just once again confirmed that it is a 3-lot subdivision before the Board tonight.

Eric checked if the board members had any other concerns or questions.

Motion made by Mary Ann Bell to approve PB2023-004, the 3-lot subdivision as proposed. 2nd by Ken Nardozzi.

Roll Call Vote:

Mary Ann Bell: Yes Eric Reuscher: Yes

Ken Nardozzi: Yes Jeff Trickler: Yes

4 in favor, 0 opposed. Motion carried.

Meeting Minutes of October 16, 2023

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

Steve High's Report

Steve discussed things happening in the City of Geneva including expansion of their TUDD (Traditional Urban Development District) and the fact that they are working on their short-term rental code. He also talked about FEMA releasing new floodplain maps and pointed out some interesting facts that he had found. Steve explained that a PowerPoint presentation of the housing study was available and would be sent to the board members. There was a short discussion on Ontario County Pathways and how much the County Planning Board sees with its development.

Motion made by Ken Nardozzi to adjourn the meeting. 2nd by Mary Ann Bell. All in favor, motion carried at 6:54.