

Town Of Geneva
Planning Board Agenda

AGENDA

Date: March 29, 2022

TO: PLANNING BOARD MEMBERS:

1) Pledge of Allegiance to the Flag

2) We have the following Public Hearing:

1. Site Plan Review:

Project Name: Bayview Heights – Phase 3
Planning Board #: PB2022-001
Tax Map #: 133.11-2-99.100
Address of Project: Bay Heights Circle
Owner: Greg Missick

Project Description: The Applicant is applying for a modification to a previously approved site plan. The proposal is to subdivide the approximately 35.5-acre site into 92 detached one-family development lots.

Reason for Review: Town of Geneva Zoning Code 165. Zoning, Article VIII. Site Plan Review. 165-73 requires site plan approval for any property located within any zoning district within the Town if the new or additional construction or construction activity in the nature of site improvement is intended to result in a commercial or industrial use.

Applicants Name: Greg Missick
Applicants Address: 463 Snell Road

MEETING PROCEDURES:

- A) Applicants Presentation: Applicant will present any new information
- B) General Public: Comments from the general public
- C) Town Engineer, MRB: Pat Nicoletta to comment on the engineering review
- D) Town Code Enforcement: Code Enforcement Officer to comment
- E) Town County Planning Representative: Steve High to read County Planning comments
- F) Planning Board Discussion: Planning Board members to discuss and ask questions
- G) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.

3) We have the following Presentation:

2. Site Plan Review:

Project Name: Fox Living Trust PUD
Planning Board #: PB2022-002
Tax Map #: 133.00-1-17.110 and 133.00-1-18.112
Address of Project: State Route 14
Owner: Red Jacket Orchards

Project Description: The Applicant is applying for site plan approval of a PUD

Notes: **The Town Board is holding the Public Hearing for the formation of the PUD on April 12, 2022. The site plan review cannot be completed unless the Town Board approves the PUD.**

Reason for Review: Town of Geneva Zoning Code 165 Zoning, Article V. Planned Unit Development 165-49 B(5); A final planned unit development plan shall be submitted by the applicant to the Planning Board for review and approval, or approval with modifications and/or conditions. Review of the final planned unit development plan by the Planning Board shall take into consideration the preceding action of the Town Board on the preliminary planned unit development plan.

Applicants Name: Fox Living Trust, Jacob Fox

MEETING PROCEDURES:

- H) Applicants Presentation: Applicant will present
- I) Town Code Enforcement: Code Enforcement Officer to comment
- J) Planning Board Discussion: Planning Board members to discuss and ask questions
- K) Planning Board to Schedule Public Hearing: Planning Board to make a determination of when to set the Public Hearing. Please note – this would be conditional on the PUD being approved by the Town Board

3) We have the minutes of the February 15, 2022 meeting for review and approval.

4) County Representative – Steve High’s report

5) Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer