

**Town of Geneva
Planning Board
February 15, 2022
DRAFT**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Kenneth Nardozi, Gary Johnson, Jeff Trickler

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

Others Present: 9 members of the public

Chair Mary Ann Bell called to order at 7:00 pm.

**Old Business – Finger Lakes Health – Specialty Clinic MOB PB2021-011
Site Plan Review**

The applicant is applying for a minor subdivision and for site plan approval for a new medical office building. 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. The subdivision was approved at the December 9, 2021, Planning Board Meeting. The applicant also secured a zone change for the property from the Town Board. The property was zoned R4/Agriculture, and has been changed to Town Center Mixed-Use/Agriculture.

Vincent Pietrzak, of Appel Osborne Landscape Architecture, presented to the Board, explaining that he was happy to answer any questions anyone may have. He also went through the list of items they are still working on including the stormwater management plan and other items. He showed the Board drawings of the proposed storage building and went over the layout, the appearance, and location of the building. It was confirmed that the building will be cold storage. He went over the visuals for the clinic and the signage to be located by the road. It was confirmed that the sign will be backlit.

Pat Nicoletta spoke to the Board. He confirmed there were no updates to the January 30, 2022, comment letter from MRB and led the Board through the comments. He asked Vince if they had submitted anything to the county yet for the right-of-way. Vince confirmed they would be submitting and also brought up the sidewalks that were asked to be put in. There was a brief discussion, and it was confirmed that the sidewalks will end at the right-of-way and will not go all the way to County Road 6. While going through the comment letter there was a discussion regarding the dumpster. It was confirmed that the dumpster would be located next to the storage building and would be enclosed in an 8-foot chain link fence with black vinyl privacy slats and gates on the front. Pat finished going through the comment letter. Floyd confirmed that the project had received approval from the City of Geneva for the sewer.

Mary Ann asked for questions and or comments from the board members. There was a brief discussion regarding the hotbox and Vince explained that there was some landscaping planned around it.

Motion made by Eric Reuscher to approve PB2021-011 as submitted with the condition that the comments in MRB's letter dated January 30, 2022, are met. 2nd by Kenneth Nardozzi.

Roll Call Vote:

Robert Gringeri: Yes

Eric Reuscher: Yes

Mary Ann Bell: Yes

Kenneth Nardozzi: Yes

Gary Johnson: Yes

Motion carried.

New Business – Bayview Heights - Phase 3 PB2022-001
Site Plan Review – Preliminary Application

The applicant is applying for a modification to a previously approved site plan. Matt Newcomb, from Passero Associates, presented to the Board. He explained the biggest change to the plan is that they are now proposing all single-family homes and the previously approved plan included multifamily homes. He noted they have also added sidewalks to the new section and have added a secondary access point from Turk Road. There will be public water and public sewer and will connect to existing the stubs. He also noted the stormwater management facilities and showed them on the map. He also explained that the back lots along White Springs Brook will be changed from the current plans. The property lines on those lots will be extended to the major property line and there will be a conservation easement put in place to keep the area from being cleared. He noted that the lighting will be standard residential pole lights.

There was a brief discussion regarding the area in the back and it was confirmed that there would be a deed restriction on those lots to keep the area from being cleared. Matt answered questions from the board members. He confirmed that the infrastructure would go in all at once and the houses would be built as they are sold. It was confirmed that there would be at least one tree on every lot, which meets the town's streetscape requirements. Mary Ann asked if they would be one or two-story homes. Floyd confirmed that there would be options for both.

Pat Nicoletta confirmed that they have a meeting tomorrow to discuss the water, sewer, and roadway. He also noted that this will require the establishment of a drainage district.

There was a discussion regarding the timing of the SEQR process and the next scheduled meeting date for the Planning Board. After the discussion, The Planning Board determined that the March Planning Board meeting will be moved from March 15, 2022, to March 29, 2022 and that the Public Hearing will be held on the 29th.

There was a brief discussion regarding the sidewalks. It was confirmed that it will be the homeowners' responsibility to maintain the sidewalks and that they will only be located on one side of the street.

Floyd added that the 5-acre area in the center that will house a retention pond will also be accessible as a walking area with trails.

There was a discussion regarding NYSEG and issues developers are running into.

Pat led the Board through Part 1 of SEQR. There was a discussion regarding the traffic impact of the new development.

Motion made by Eric Reuscher for the Planning Board to declare its intent to be lead agency. 2nd by Ken Nardozzi. All in favor. Motion carried.

Fox Living Trust PUD – Referral from Town Board

The applicant is applying for approval of a PUD at 4182 State Route 14. The Town Board held a Public Hearing for this project on February 8th and have referred it to the Planning Board for comments.

Jacob Fox spoke to the Board. He explained that the PUD will be a regenerative homestead for him to live and farm and to promote agritourism. Due to the agritourism piece they are requesting a PUD. Floyd noted that the Town Board is looking for any comments or concerns the Planning Board may have. If the PUD is approved, the project will come before the Planning Board for site plan approval.

Jacob explained that a large plan would be for soil health research. He answered questions regarding the yurts and the plans for the residential homes. Eric asked Floyd if the yurts would fall under Short-Term Rental regulations and Floyd explained that they would not because they would be under the PUD. There was a discussion regarding the plans for yurts, the number of them, and what the future could hold for them. The plans for a mushroom farm and the location of the entrance were also discussed.

Mary Ann reminded the Board to get any comments to Floyd prior to the next Town Board meeting.

Meeting Minutes from December 9, 2021, and December 21, 2021

Motion made by Robert Gringeri to approve the minutes. 2nd by Eric Reuscher. All in favor. Motion carried.

Other Business

Floyd updated the Board on the Old Alison's, explaining that a committee is working on the plans. Right now, it is a 2-year plan is going to all be a medical facility. He confirmed that the plan is to use the current building, which has been inspected by a structural engineer, and the sprinkler system has been inspected.

Star Storage in the old BJ's has opened phase 1. The temperature-controlled storage spaces range from approximately 2 ft by 5 ft to 10 ft by 20 ft.

There is a mattress retail store and an appliance retail store currently looking for locations to move into.

The search is still on for a restaurant for the Geneva Crossing PUD. The 80-unit apartment building that had previously been approved has gotten funding and they are looking to start construction in Spring 2023. He confirmed that the plan had been pushed back due to funding and that it will probably be subsidized housing.

CCMI is moving forward and trying to get to a point where they can begin operations out of the new location.

Steve High's Report

Steve went over the 2021 annual report with the Board. He also noted that County does not approve or deny any application that is sent to them. They review and send back to the local municipality with comments.

Motion made by Eric Reuscher to adjourn the meeting. 2nd by Ken Nardozi. All in favor, motion carried at 8:15.