

**Town of Geneva  
Planning Board  
May 17, 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, Steve High, Town County Planning Board Representative

Others Present: 5 members of the public

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

**Public Hearing – Fox Ranch Farm – Site Plan Review PB2022-002**

Jacob Fox presented to the Board. He explained that the plan is for a silvopasture farm, which would consist of trees and animals around the property with a group of barns at the center. He also explained that the short-term rentals would be located in the back right corner and that there are no plans for any new entrance/exit points to the property.

Mary Ann opened the hearing to the general public. There was a gentleman that asked to look at the site plan but did not have any comments at this time. Mary Ann confirmed that there were no members of the public wishing to speak and closed the public hearing.

Mary Ann asked Floyd for his comments. He explained that the Town Board had looked at the project and approved it as a PUD because of the use. He explained that it had actually been changed to R1 zoning previously even though it had been being used as farmland. He explained that the PUD was approved to allow 2 houses, 1 apartment in one of the maintenance barns, and up to 14 yurts/rental units. He explained that the main use of the rentals would hopefully be for the education of this type of farm. He asked Jacob for confirmation on the number of possible animals. It will be up to 50 animals. Robert Gringeri asked about the size of the yurts and it was confirmed that they would be cabin sized. Ken Nardozi asked how long people would be staying in the rentals and Jacob explained that they would be short-term rentals to fit in with other offerings in the town.

There was a discussion regarding the use of the yurts being seasonal or year-round. Jacob mentioned that he had spoke with potential developers and looked at a year-round option. Floyd explained that the PUD was approved as the yurts being seasonal use. There was a discussion regarding the bathroom facilities for the yurts. Floyd confirmed on the approved PUD plans there is a common bathroom for the rentals. He explained that if there were any requested changes that the applicant would have to go back to the Town Board for a PUD modification. Jeff Trickler asked if the yurts being seasonal or year-round would affect the planning board's decision. There was a short discussion and Floyd explained that the Planning Board is looking at the site plan as the approved PUD. He suggested conditions that they could place on their potential approval. Jacob added that there will not be people living in the rentals full time.

Mary Ann asked Steve High for his comments and report from the Ontario County Planning Board. Steve pointed out that the CPB came back with 16 items. He asked that the Planning Board take them into consideration and pointed out the entrance between the house and

Big Alice. He explained that this was previously only used as agriculture and questioned if anything needed to be done. Floyd confirmed for the Board that the driveway meets DOT requirements for sight distance and that DOT has approved the entrance.

Mary Ann opened the discussion to the board members.

Motion made by Ken Nardozzi to approve site plan PB2022-002 as submitted with the condition that it complies with the PUD approval by the Town Board. 2<sup>nd</sup> by Gary Johnson.

Roll Call Vote:

Robert Gringeri: Yes

Eric Reuscher: Yes

Mary Ann Bell: Yes

Kenneth Nardozzi: Yes

Gary Johnson: Yes

Motion carried.

### **Meeting Minutes of April 19, 2022**

One change was noted. Motion made by Eric Reuscher to approve minutes as amended. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion carried.

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

Steve explained that there would not be a County Planning Board meeting in June and what that would mean for any applications. He also discussed the ongoing decisions being made regarding virtual meetings.

### **Other Business**

Ken Nardozzi asked Floyd about the repaving of the parking lot of Big Lots. He questioned if the owner was prepping it to sell. Floyd explained that he knew the owner of the RealEats building was looking to fix the parking lot and that maybe the owner of the other section had decided to also do their portion.

Floyd explained that there is currently nothing for the June Planning Board or Zoning Board meetings.

Mary Ann questioned the possibility of a restaurant at the Geneva Crossings PUD. Floyd explained that as it stands, until the sewer gets worked out there will not be any new projects. The town has already lost 3 developers who do not want to wait. He explained that right now it would probably be 2026 before anything could get connected to the sewer.

Robert Gringeri asked if it was possible to put something in the code to make sure these projects are finished and commented how they currently can go on forever. There was a discussion between Floyd and the board members. Floyd explained that as long as they break ground, then yes, the project could go on and on. If they do not break ground within one year, then the project has to come back again for approval.

Ken Nardozzi asked about a new grain bin being put in at the facility on State Route 14 N. Floyd confirmed that a permit had been issued.

Motion made by Ken Nardozzi to adjourn the meeting. 2<sup>nd</sup> by Mary Ann Bell. All in favor, motion carried at 7:25.