

**Town of Geneva  
Zoning Board  
February 22, 2022  
DRAFT**

Present: James Smith, John Robbins, Phillip Ilacqua, Robert Rose, Pat Cardinale

Absent: John Wilson

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Steve High, Ontario County Planning Board Representative

Others present: 2 members of the public

Acting Chair John Robbins called meeting to order at 6:30 pm.

**Pledge of Allegiance**

**New Business – 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 8<sup>th</sup> and have referred it to the Zoning Board for comments.

Jacob Fox spoke to the Board. He explained that the PUD will be a regenerative homestead with agritourism on-site. He will live and farm on the property. The agritourism piece will include up to 14 temporary structures to rent out. Soil health research will be a focus point. Floyd reminded the board members that this a referral from the Town Board and that they could forward any comments or concerns to Floyd, and he will report back to the Town Board.

Robert Rose asked about plans for manure and the applicant confirmed that the animals would be open grazing and that any excess would be composted. The plan for animals includes sheep, chicken, and ducks, and there is nothing planned for larger animals such as cows. John Robbins asked about access to the property, and it was confirmed that it would be the same as the current entrance between the home and Big aLICe Brewing. Questions were asked regarding the residences. Jacob confirmed that they are requesting two single-family homes and a barn with an apartment inside of it. He confirmed this would be a pole barn. John Robbins asked about other improvements to the property and Floyd confirmed that there would be 2 drainage ponds and a hydrant installed.

There was a discussion regarding the temporary structures. It was confirmed that the structures would have to be booked and would not be set up like a KOA. They have requested for up to 14 temporary structures which could be a yurt or hut or something similar. These structures will be located in the back right corner behind one of the ponds. Jacob confirmed that they would have a shared bathroom. James Smith asked about the Farm Market that was mentioned in the proposal and Jacob confirmed that it would be a potential opportunity down the road but is not an immediate plan.

Phillip Ilacqua asked if the current owner, Red Jacket Orchards, owns any other property in the area that they would need to keep access to. Floyd confirmed this is the last area and they would not need to retain access. Robert Rose asked about the timeline for the project and Jacob

explained that the first items would be the barn, one of the single-family homes, and establishing the farm. The plan is to aim on working on the agritourism in years 3-5.

Pat Cardinale asked about the plans for the farm. Jacob explained the plan for a silvopasture farm. James Smith asked about fencing and it was confirmed that the entire area would be enclosed in a deer fence. Floyd reminded the Board to send any comments to him by the end of next week.

### **Rules of Order**

The Board reviewed the current rules of order. Motion made by John Robbins to accept the rules of order. 2<sup>nd</sup> by Phillip Ilacqua. All in favor, motion carried.

### **Meeting Minutes from November 23, 2021**

Motion made by John Robbins to approve minutes with a 2nd by Robert Rose. All in favor. Motion carried.

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

Steve went over the 2021 Annual Report from the County Planning Board. He highlighted Victor and Farmington as being busy and explained that the Town of Geneva tripled the number of referrals sent since the previous year. He also went over the difference between a class one referral and a class two referral and went over reasons why applications were denied last year. Floyd went over the process for when the County recommends a denial and explained that the local municipality would need a super majority to approve such an application. Steve also commented on the PUD referral and implored the Board Members to review the comments made by the County and to reach out to Floyd with any questions. He also mentioned the regulations that municipalities are creating regarding cannabis sales. There was a discussion regarding this, and Floyd confirmed that it is something the town is working on.

### **Other Business**

Floyd confirmed that he has received an application for next month for an accessory structure on a property down by the lake.

He updated the Board on the old Alison's, which has been bought by Rochester Regional Health. A committee has been formed and is working on plans for the existing building and for another outbuilding.

Real Eats is hoping for a conditional certificate of occupancy by April to at least begin shipping out the new location. He explained that they are growing and are expecting to increase from 6,000 meals per week to 18,000 meals per week. There was a discussion regarding the ordering system and how everything works.

CCMI have walls and siding up and will be spray insulating next week. They are trying to get started as soon as possible as they have new contracts.

There was further discussion on the Fox Living Trust PUD. Board members asked questions regarding the current zoning, the lakeview overlay district, and the PUD. Floyd explained that the Town Board can take zoning and setback requirements into consideration

when approving a PUD but the PUD can override the zoning. Floyd also confirmed that if Jacob wanted to change anything that wasn't approved as part of the PUD he would have to come back for approval. Pat Cardinale questioned the possibility of increasing the number of animals. Floyd confirmed that would be regulated by Ag & Market.

There was a brief discussion regarding the ongoing concerns about the speed limit on State Route 14 and the continued development of the area.

Motion made by John Robbins to close the meeting with a 2nd by James Smith. All in favor. Motion carried at 7:12 pm.