

**Town of Geneva
Planning Board
March 16, 2021
DRAFT**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Kenneth Nardozzi, Gary Johnson

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.

**Montmorency Minor Subdivision PB2021-001
Minor Subdivision**

Montmorency Property Development, LLC is in contract to purchase what is deemed as “New Lot 2” on the Preliminary Plans. “New Lot 2” consists of 13.950 acres and includes two buildings in addition to a detention basin.

Robert Bergan of Boyle & Anderson, P.C., spoke on behalf of the applicant. He explained that their client is in contract to purchase the south portion of the lot. He explained that the lot includes the former Cheribundi building and the current Parts Plus building. He explained that the applicant intends to use the larger building for warehousing and in the future to possibly have a tenant to use it for food processing. He explained that the parent company of Montmorency Property Development, LLC is Stott & Davis, a company that has been in existence for over 70 years. Previously a trucking company, they now are primarily in the warehousing sector, with over 12 facilities in New York State. He also spoke to the projection of job creation, the budget for the applicant, and explained he did not see any issues on the property that would hinder the subdivision.

Peter Marshall of Montmorency Property Development, LLC also spoke to the Board. He explained that he has already been in contact with potential tenants to use the building as a combination of food processing and warehousing. Gary Johnson asked about the number of loading docks. Pete explained where the 5 loading docks were located and confirmed there were no plans to expand this. Ken Nardozzi asked what would be stored in the building. Items would include general commodities including paper products, packaging, and food products. Pete explained that they previously had a warehousing location in Geneva that they were using to store items for a customer in Geneva but had a tenant interested in the entire building and had to move the warehousing elsewhere. He explained this is their end goal with all of the warehousing locations. If they have a tenant interested in the entire building, they will move the warehousing. Ken Nardozzi asked if they would be looking for a tenant to use the building for the same food processing for juice as it was being used. Pete confirmed that he has spoken with 4 potential tenants and they all would be using the space for fruit or liquid food packaging. Robert Gringeri asked about the ingress and egress and it was confirmed that the access easement was part of the purchase contract. Mary Ann Bell asked about the other building and it was confirmed that they would keep the lease with the current tenant.

Mary Ann Bell confirmed that there were no other members of the Public wishing to speak and closed the public hearing.

Floyd spoke to the Board. He explained that only the subdivision is before the Board at this time. The Board is not approving the use of the building. He explained no variances were needed and all of the access needs were being met. He went over all of the access points.

Steve High explained that this was a Class 1 Referral and was not brought to the County Planning Board for comment. It was returned as part of a block vote with comments to the Board, which Floyd has addressed.

Motion made by Robert Gringeri to approve the subdivision as proposed. 2nd by Gary Johnson.

Roll Call Vote:

Robert Gringeri – Yes

Eric Reuscher – Yes

Mary Ann Bell – Yes

Kenneth Nardozzi – Yes

Gary Johnson – Yes

Motion carried.

Hickey Site Plan PB2020-005

Site Plan Review

The applicant, Daniel Hickey, is requesting Site Plan Approval to build a 2,400 square foot pole barn on the northeast corner of the property. The intended use will be for storage and minor U-Haul sales. This is an allowed use in the General Industrial Zoning District.

Dan spoke to the Board. He explained that the pole barn would be for cold storage of vehicles and to help beautify the site.

Mary Ann Bell confirmed that there were no other members of the Public wishing to speak and closed the public hearing.

Floyd spoke to the Board. He confirmed that this is an allowed use, that the location would meet the setback requirements, and that the area has been graded and that the existing drainage is satisfactory. He also confirmed that this was a Type II SEQR action and that there were no issues. He explained that the Town Comprehensive Plan includes landscape buffering and the Board would need to address those requirements and would recommend it be a condition of approval that the owner meets the guidelines of the Comprehensive Plan. He also spoke about the County Planning Board's request for an engineered plan and explained that because of the nature of the project, the Board could waive the need for an engineered plan. It is his opinion that it is not necessary for this project.

Ken Nardozzi added that he had walked the property with the applicant and looked at the drainage. He didn't see any potential issues at the site and thinks that it would be a good idea. Gary Johnson asked about the roadway and the applicant confirmed that there is a current driveway. Floyd confirmed that there would be a berm/curb that would meet the Town Design Standards to help define the driveway. There was discussion on the options for this. Dan Hickey added that state catch basin is right there as well and they would have to be careful if considering a berm. There was further discussion on the landscaping and the location of the buffering needed. Floyd confirmed that it was the intent of the Town Code for the buffering to be along the road frontage but that the Board could require more. Gary Johnson asked about parking and Dan confirmed that there may be parking in the future but not right away.

Steve High went over the concerns from the County Planning Board regarding the diagram provided and the need for a buffer. He explained he had shared with the County Planning Board that the Town had design standards in place for buffering.

Mary Ann Bell reviewed the SEQR resolution with the board members. Motion made by Robert Gringeri to approve the SEQR resolution of a negative impact of significance. 2nd by Eric Reuscher.

Roll Call Vote:

Robert Gringeri – Yes Eric Reuscher – Yes Mary Ann Bell – Yes
Kenneth Nardozzi – Yes Gary Johnson – Yes

Motion carried.

Motion made by Kenneth Nardozzi to approve the plan as submitted with the following condition: that the applicant includes buffering that meets design per the Town Comprehensive Plan and Design Standards. 2nd 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 from November 17, 2020

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

Steve High's Report

Steve updated the Board on the ongoing concerns over solar facilities and large storage. Ken Nardozzi asked Floyd if he was working with other towns to see how they addressing these concerns. Floyd explained that he was and that Supervisor Mark Venuti is working on getting a committee together to review the Town's current code. He explained that one of the common comments towns are making is that applicants must provide funding to local fire departments for training and equipment to properly handle any problems that could arise from the larger facilities/battery storage. There was further discussion about towns putting moratoriums into place, possible locations for future sites in the Town of Geneva, and sizes of various solar facilities currently in the area.

Montmorency Minor Subdivision PB2021-001

Mary Ann Bell brought the Board's attention back to PB2021-001. She confirmed with the other members that this was an unlisted action as it pertains to SEQR review. Motion made by Robert Gringeri to declare the Planning Board's acceptance of the application as an unlisted action. 2nd by Ken Nardozzi. All in favor. Motion carried.

Other Business

Ken asked Floyd about the abandoned cars in front of the brick building on Pre-Emption Road. Floyd confirmed that they had been cited for this and that when the courts were opened back up for this type of violation, it would be taken to the court.

Mary Ann asked about the former Pizza Hut building and the new business that has been established. Floyd confirmed that the sales contract with the previous applicant that had come before the board for a beverage center had expired and the property was purchased by Geneva Foreign & Sports. They have made it into a location for used car sales.

Floyd also informed the Board that CCMI would be coming in for Site Plan Review in April for their new location on State Route 14 N.

Coming up will also be Phase III of Bay View Heights. This could be in April but most likely May. This will be for 92 single family homes.

Meeting adjourned at 7:48 pm.