

**Town of Geneva
Planning Board
April 20, 2021
DRAFT**

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

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Pat Nicoletta, Town Engineer

Others Present: 4 members of the public

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

**CCMI, LLC PB2021-005
Site Plan Review – Preliminary Application**

CCMI, LLC is applying for site plan approval to build a new 15,000 square foot manufacturing building. This will be an expansion of their current facility in the City of Geneva. Matt Bragg, the builder for the project, presented to the Board. He explained that the facility would be for the manufacturing, fabrication, design and cutting of plastics. He stated that they had received MRB's comments yesterday and did not see any major concerns and would make their response by next week. He went over the plans for the building, highlighting the loading docks and the fact that the facility will not be open 24/7.

Anthony Lewis of CCMI, LLC also spoke to the board members. He explained the recycling of scraps and the use of a third truck for this purpose. Matt added that the build would only be disturbing 3.3 acres of the approximately 20-acre lot. He also explained that the building would be fully sprinklered to hopefully allow for easier expansion in the future. Gary Johnson asked about the number of employees and parking spaces available. Anthony explained that they would be starting out with 15 employees and growing to around 20 within the first year. They will expand parking as needed. Matt highlighted some of the included plans that the Board has for review.

Pat Nicoletta commented that the site is light industrial zoning. Floyd spoke to the Board. He referred the board members to page L100 of the plans that showed the landscaping. He explained that in addition to the buffer on the north side of the site, there would also be a buffer on the west side by the road. The fire hydrant will be located somewhere near the center of the parking area to ensure that it meets the distance requirements for all points in the building. The entrance will need to be approved by the DOT. He also confirmed that the design and setbacks meet the zoning code for light industrial.

Mary Ann Bell confirmed there were no questions from the Board and then had Pat go through the SEQR. Pat went through the SEQR, highlighting a change on #2, as the DOT will need to approve the entrance. He also explained to the Board that if they declared their intent to be lead agency, they might want to consider pushing the May meeting back to meet the 30-day requirement. There was a discussion among the board members to schedule the May Planning Board meeting for May 26th.

Motion made by Ken Nardozzi to declare the Planning Board's intent to be Lead Agency. 2nd by Robert Gringeri. All in favor, motion carried.

Pat went over MRB's comment letter with Board. He explained that there was nothing major and that a few modifications were needed and some items needed to be cleaned up. There was a brief discussion on the greenery that was planned.

Motion made by Robert Gringeri to schedule the Public Hearing for PB2021-005 for May 26, 2021. 2nd by Ken Nardozzi. All in favor, motion carried.

Geneva Foreign & Sports – Cold Storage PB2021-006 Site Plan Review – Preliminary Application

The applicant is looking to build a 28-foot by 28-foot pole barn on the northeast corner of the property. The intended use will be for storage and minor auto photos. Jay Fitzgerald presented to the Board. He went over the plans for the building, explaining it would be used to take photos. There will be no exterior lighting and will barely be seen from the road. He explained they would be installing electric, but no heat or insulation. The plans are to have just a stone floor. They will also be extending the existing berm.

Floyd explained to the board members that this is an unlisted action and therefore was not reviewed by MRB. It meets the setback requirements for zoning, is an allowed use, and will be buffered. He explained a short form SEQR was included in the packets, which is all that is required.

The Board confirmed the appearance of the building with Jay.

Motion made by Ken Nardozzi to schedule the Public Hearing for PB2021-006 for May 26, 2021. 2nd by Gary Johnson. All in favor, motion carried.

Meeting Minutes from March 16, 2021

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

Other Business

Floyd updated the Board on the application from last month, regarding the old Cheribundi building and the approved subdivision. He explained that the prospective new owner was looking to use the building for warehouse distribution but the use variance acquired previously by Cheribundi is only for light manufacturing. He explained that the applicant had been made aware of this previously and that the options for the next steps have been explained. The applicant could apply for a use variance, could apply for a PUD, or could challenge his interpretation. He has not heard from the applicant since meeting with them 3 weeks ago.

There was a discussion between Floyd and the board members regarding not wanting to lose the project and the options for the applicant. There was also discussion regarding the use variance approved for Cheribundi. Floyd and the Board also reviewed what was presented at the last meeting and that only the subdivision was approved at that meeting.

Floyd also updated the Board on the progress of the Bay Heights Phase III project. He explained that this could be before the Board next month and that permits had been issued for two model homes.

There was a question regarding the Cobtree homes on Armstrong Road being sold as individual lots. Floyd discussed with the Board why this was allowable and there was a discussion on the history of the property.

Motion made by Robert Gringeri to adjourn the meeting. 2nd by Eric Reuscher. All in favor, motion carried at 8:05.