

**Town of Geneva  
Planning Board  
May 26, 2021  
DRAFT**

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

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

Others Present: 5 members of the public

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

**CCMI, LLC PB2021-005  
Public Hearing – Site Plan Review**

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 business in the City of Geneva. Mary Ann Bell opened the Public Hearing at 7: 02 pm. Brennan Marks, engineer for the project, presented to the Board. He explained that the CCMI is currently operating out of the City of Geneva and they want to relocate for more space and a better workflow. He went over the layout of the lot, including the location of power lines and wetlands. He went through the plans and showed the locations of the parking lot, the loading docks, the landscaping, and the stormwater retention pond. He explained that the building would have sprinklers installed and would have connections to water, sewer, and electric on State Route 14 N. Matt Bragg, builder for the project also spoke to the board members. He explained that the building would be pole barn construction and approximately 80 ft by 200 ft. He explained the layout of the building, including the loading dock area, offices, conference room, bathrooms, and showers. He talked about hours of operations and Brennan confirmed that they had provided a statement of operations with that information. Matt also talked about a mezzanine and the color scheme for the building.

Mary Ann Bell checked to see if there were any members of the public wishing to speak. After confirming there was not, the Public Hearing was closed at 7:06. At the April meeting, the Planning Board declared its intent to be lead agency. Pat Nicoletta confirmed that they had not heard from any agencies and went over the resolution for the Planning Board to designate itself lead agency. Motion made by Eric Reuscher designate the Planning Board as lead agency. 2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote:

Gary Johnson: Yes

Kenneth Nardozzi: Yes

Mary Ann Bell: Yes

Eric Reuscher: Yes

Robert Gringeri: Yes

Motion carried.

Pat read through part 2 of the EAF, commenting on item number 7, that the applicants will need to get approval from the city for the water and sewer. He went through the resolution for determination of environmental significance. Motion made by Eric Reuscher that the Planning

Board make a Determination of Non-Significance, and that the Acting Planning Board Chairman is directed to issue the Negative Declaration as evidence.

Roll Call Vote:

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

Motion carried.

Mary Ann asked Floyd for his comments. Floyd recommended that if the Board were to move to approve that they consider placing the conditions that the site plan meets the design standards for landscaping and that there is a letter of approval from the city for the sewer.

Pat Nicoletta asked about the hydrant location. There was a discussion regarding both the hydrant location and the FDC location on the building. It was confirmed that the hydrant will be on the north side of the parking lot on the south side of the building. Pat explained that the FDC would need to be closer than it is proposed in the plans. The applicants confirmed that they would be okay with the FDC being located on the south side of the building instead of the north side. Pat went over items in MRB's comment letter dated May 25, 2021, highlighting the water and sewer, some grading items, and the need for DOT approval.

Mary Ann asked Steve High if there were any comments from the County. Steve explained that this property is on the Tourism Corridor and as such, the County Planning Board would ask for a landscaping buffer. Steve had explained to the County Planning Board that this would be subject to the Town Design Standards. Mary Ann confirmed that there were no further questions from the Board.

Motion made by Gary Johnson to approve PB2021-005 with the following conditions:

1. the site plan meets the design standards for landscaping
2. that there is a letter of approval from the city for the sewer
3. it is subject to MRB's comment later dated May 25, 2021

2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote:

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

Motion carried.

### **Wine Valley Holdings, LLC – PB2021-007 Public Hearing – Site Plan Review**

The applicant is looking to build a 100 ft x 70 ft pre-engineered steel building for storage. The Public Hearing was opened at 7:22 pm. William Laquitaro presented to the board members. He explained that they are looking to build a storage building behind the current building. It would be 20 ft from the neighboring property to the north and would be in line with the current building.

Mary Ann asked Floyd for his comments. Floyd confirmed that this is an allowed use, there would not be much addition to the current drainage, it meets the setback requirements, and that there would be no landscaping issues as it will be behind the current building. He asked the board to consider placing the condition that the tires currently on the property need to be removed. There was a short discussion regarding the tires and the applicant confirmed that he would be okay with this condition.

Mary Ann asked Steve for comments from the County. Steve explained that due to this project being on the Tourism Corridor, the county would like to see the addition of more buffering if possible. There was a discussion regarding the current layout of the lot and the location of the parking lot.

Mary Ann asked if any members of the public wished to speak. Karen McNicholas asked to address the Board. She explained that she lives across the street from the property and had not realized the property had been sold. She commented that William was the only property owner in the area that takes care of his lot and that it looks very clean and neat. She expressed her support of the project.

Mary Ann Bell confirmed there were no others member of the public wishing to speak and closed the Public Hearing at 7:33. She then confirmed that there were no other questions or comments from the Board.

Motion made by Kenneth Nardozzi to approve PB2021-007 with the condition that the tires are removed within 6 months. 2<sup>nd</sup> by Robert Gringeri.

Roll Call Vote:

Gary Johnson: Yes

Kenneth Nardozzi: Yes

Mary Ann Bell: Yes

Eric Reuscher: Yes

Robert Gringeri: Yes

Motion carried.

### **Geneva Foreign & Sports – Cold Storage PB2021-006 Public Hearing – Site Plan Review**

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. The Public Hearing was opened at 7:35 pm. The applicant was not present. Mary Ann checked if there were any members of the public wishing to speak. There were none and the Public Hearing was closed at 7:36. There was a discussion among the Board and Floyd going over the proposed building. Mary Ann asked Steve for comments from the County. Steve explained that since the property was located on the Tourism Corridor the County commented on buffering.

Motion made by Kenneth Nardozzi to approve PB2021-006 as submitted. 2<sup>nd</sup> by Gary Johnson.

Roll Call Vote:

Gary Johnson: Yes

Kenneth Nardozzi: Yes

Mary Ann Bell: Yes

Eric Reuscher: Yes

Robert Gringeri: Yes

Motion carried.

### **Meeting Minutes from April 27, 2021**

Motion made by Robert Gringeri to approve the minutes. 2<sup>nd</sup> by Kenneth Nardozzi. All in favor. Motion carried.

### **Other Business**

Floyd updated the board members on projects in the town. The applicants that were previously before the Board to subdivide the lot with the old Cheribundi building are closing this week and have a client interested in the entire building. They are looking to be in the building in July.

There is new owner of the old Alison's building and they have contacted Floyd regarding mini storage. Floyd explained to them that this lot is not zoned for mini storage. When he informed the Town Board of the new owners' intentions, they were not interested in the idea of mini storage but there was discussion of a PUD similar to what was approved at the old BJ's building, with mini storage in the old building and a new building in the front.

There is a restaurant interested in the old Ponderosa location.

The 80-unit apartment building that was approved as part of Geneva Crossing ran into funding issues due to Covid and the loss of grants. They are securing funding and hope to start work in spring of 2022.

Greg Missick is moving forward with the Bay Heights Phase III project. They have been meeting and working out as many issues as they can before presenting the plans to the Board. They are currently working on building 4 model homes. There is a new partner and engineer that Floyd has been working with. Gary Johnson asked if there would be a road going to Turk Road. Floyd confirmed that there would be.

Ken Nardozzi asked about the solar village project on Carter Road. Floyd directed him to the Supervisor.

Mary Ann Bell asked about the golf course and if Greg Missick had any plans for it. Floyd commented that he has been told that the focus is the Bay Heights project at this time and there are no plans to work on anything else right now.

Motion made by Kenneth Nardozzi to adjourn the meeting. 2<sup>nd</sup> by Gary Johnson. All in favor, motion carried at 7:53 pm.