

**Town of Geneva
Planning Board
June 15, 2021
DRAFT**

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

Absent: Jeffrey Trickler

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

Others Present: 8 members of the public

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

**Big Alice Brewery PB2021-008
Site Plan Review – Preliminary Application**

The applicant is applying for site plan approval of a porch, deck, barn, and bandstand to the existing plans. Scott Berger and Kyle Hurst presented their request to the Board. There was a brief explanation of the name of the brewery then they went over what changes they have already made since becoming the owners. These changes included expanding the parking area, expanding the front patio, and adding a gravel area for bus groups on the north side of the building. They would like to add an additional building for production and storage. They are also looking to add a raised deck on the north side of the building which would serve as a serving area for large groups and as a stage. They would like to add a small stage to the front for gathering and occasional music and a pergola on the south side of the building to showcase growing hops.

Mary Ann confirmed there were no questions from the Board and asked Floyd for his comments. Floyd confirmed the expansion of the parking lot, explaining that this helped with traffic issues that had developed when Big Alice opened, and that the expansion of the parking lot was in line with the original special use permit granted. The issue is that when the special use permit was originally approved for Gael Brewery in September of 2013, the approval was restricted to no outside music. There was a short discussion between Floyd and the board members, and he explained that they could send the application to the Zoning Board for a modification to the special use permit. The Board agreed on this.

Motion made by Eric Reuscher to refer the applicant to the Zoning Board regarding the special use permit and live music. 2nd by Ken Nardozzi. All in favor, motion carried.

Gary Johnson asked about the proposed stage. The applicants explained it would probably be raised one step and would have some sort of roof covering. Mary Ann questioned if there would be music there as well. The applicants explained that music would mostly be at the small stage in the center of the site and would be mostly in the early afternoon or evening. Ken asked if there would be any larger bands or if it would be mostly small, quiet music. The applicants confirmed that would be the case with the exception of a larger event maybe once a year. Robert Gringeri confirmed the current hours of operation.

Motion made by Mary Ann Bell to set the Public Hearing for the July 20th Planning Board meeting. 2nd by Gary Johnson. All in favor, motion carried.

Geneva Solar Village PB2021-009

Subdivision/Site Plan Modification – Preliminary Application

The applicant is applying for site plan modifications of the site plan approved as PB2020-003. Ryan Wallace presented to the Board. He explained that one reason for the revisions was to create a backup sanitary waste management plan. The need for this had come from issues with the City of Geneva signing off on their form from DEC. He stated the reason for this was because of a constraint at the Marsh Creek Pump Station. He reported that as of a meeting tonight, the City Council had voted to match the Town's funds to upgrade the station and should now sign off on the DEC form. If this is the case, the leach field will no longer be necessary. The other reason for the modification request is due to the rising costs of materials over the past year. He explained that they want to take the area originally designated for stormwater treatment and move the apartment buildings to that area. They also want to consolidate the units into 3 apartment buildings, adding a 3rd floor to the buildings. He explained that they would be going to the Zoning Board for a variance request for this as the buildings would be 33 ft and the allowed height is 30 ft. He pointed out the new location of the stormwater treatment area to the Board, which is further south. He explained that the modifications would be reducing the density of the overall project.

Mary Ann checked if there were any questions from the Board and then asked Pat Nicoletta for his comments. Pat explained that they had received an updated EAF tonight and could go through the changes with the Board. There was a discussion on including language regarding the potential need for leach systems or leaving as is, which states that public water and sewer will be extended to service the development. Floyd commented that he should know in the next few days if the City of Geneva is going to sign off on the project and if so, they could move forward with the modifications without the septic information. There was a brief discussion and the Board agreed to leave as is for now and modify later if needed. Pat went through the other changes to the EAF, highlighting that the City of Geneva needed to be added for sewer information, the acreage change, which was to accommodate the leach fields, the lots proposed, the number of phases, and the gallons per day of water usage. He also confirmed with Ryan that the parking spaces still needed to be updated/confirmed.

Pat explained to the Board that the timeline for the SEQR process and that they could declare their intent to be lead agency tonight.

Motion made by Gary Johnson to declare the Planning Board's intent to be lead agency. 2nd by Ken Nardozzi.

Roll Call Vote:

Robert Gringeri – Yes Eric Reuscher – Yes Mary Ann Bell – Yes

Kenneth Nardozzi – Yes Gary Johnson – Yes

All in favor, motion carried.

Motion made by Eric Reuscher to set the Public Hearing for the July 20th Planning Board meeting. 2nd by Robert Gringeri. All in favor, motion carried.

Meeting Minutes from May 26, 2021

Motion made by Mary Ann Bell to approve the minutes. 2nd by Gary Johnson. All in favor. Motion carried.

Steve High – Report from Ontario County Planning Board

Steve reported that there were 24 referrals to the County this month. He highlighted the application in the Town of Seneca for the Geneva American Legion and waste treatment issues. He insisted to have the County Planning Board include a comment asking for a letter of approval from the City of Geneva that they would accept their waste treatment. He also went over the 2 referrals from the Zoning Board that were reviewed by the County.

Other Business

Floyd updated the Board on upcoming projects. Next month the Board will have an application to review for a car wash (Classy Chassy) at the location of the old Ponderosa. This would be designed to look similar to the new one in Canandaigua.

Mary Ann asked about the plans for Phase III of Bay Heights and Floyd explained that they did receive plans, but changes needed to be made before they would be ready to come before the board. He added that they would be preserving the 5.1 acres of forever wild and that there would be additional road off Turk Road. They are currently working on building the 4 model homes. They also have plans for trails on the west side of the project that could possibly go all the way to Snell Road. He confirmed the location of the forever wild area for the Board.

He updated the Board on the new owners of the old Alison's and confirmed that they were working on PUD like what was approved at the old BJ's for a combination of mini-storage and a building out front to house new businesses.

He discussed the changes the Code Committee is working on and the timeline for the review.

Eric asked about the old Domino's location and Floyd confirmed Papa's Fried Chicken was still planning on going in there.

Floyd mentioned Pete's BBQ on 14, noting that they were serving out of their food trucks and went over some of the changes they have made so far.

Motion made by Mary Ann Bell to adjourn the meeting. All in favor, motion carried at 7:48.