

**Town of Geneva  
Planning Board  
August 17, 2021  
DRAFT**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Kenneth Nardozzi, Gary Johnson, Jeff 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: 14 members of the public

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

**Old Business - Geneva Solar Village PB2021-009  
Subdivision/Site Plan Modification**

The applicant is applying for site plan modifications of the site plan approved as PB2020-003. Ryan Wallace restated the request for the Board.

Mary Ann Bell asked Pat Nicoletta for his comments. Pat went over the steps the Board would need to take tonight regarding the SEQR and passed out the SEQR documents to the board members. He read through the resolution for the Planning Board to designate itself lead agency.

Motion made by Eric Reuscher that the Planning Board designate itself lead agency. 2<sup>nd</sup> by Ken Nardozzi. All in favor, motion carried.

Pat went through Part 2 of the EAF, explaining that all items were either small or no impact. The Board also received documentation that outlined the mitigation measures and why each item does not have an impact on determination. Pat read through the resolution for the determination of environmental significance. Before a motion was made Mary Ann had questions for Pat on Part 1 regarding public transportation services. Pat confirmed with the Board that taxi services would be available to service the area. There was also a discussion regarding pedestrian/bicycle travel. Pat confirmed that this would be a dedicated road and would be wide enough for bicycle travel. Robert Gringeri confirmed with Pat that there was no sidewalk. They also discussed the path to the Boys & Girls Club. Ryan Wallace spoke to the board members. He first went over the condition of the site plan approval for PB2020-003 regarding the sidewalk, confirming that a sidewalk would be installed if a widened shoulder or sidewalk was installed on Carter Road. He confirmed that there would not be a poured, concrete sidewalk to the Boys & Girls Club, but rather a compacted, crushed refine pathway that meets ADA specification. There was a discussion regarding the maintenance of the path, specifically during the winter and further discussion on the sidewalk to Carter Road. Ryan discussed the pathway on the Boys & Girls Club property that they would be connecting to with the pathway and spoke about the Castle Greenway Initiative, a community effort to improve walkability in the area. Ryan confirmed with the Board that if the Boys & Girls Club paved the walkway up to that corner of the property, they would be interested in meeting that from their property, possibly with an 8 ft. asphalt walkway. There was further discussion regarding the sidewalk on Wallace Farms Road in the event that sidewalks are installed on Carter Road.

Motion made by Ken Nardoizzi that the Planning Board make a Determination of Non-Significance and that the Planning Board Chair be directed to issue the Negative Declaration. 2<sup>nd</sup> by Gary Johnson. All in favor, motion carried.

Pat Nicoletta went over MRB's comment letter, explaining that all the items were minor.

Mary Ann asked Floyd for his comments. Floyd explained that he has been working with Pat and the only remaining concern is the hydrant, which had been addressed in MRB's letter. He spoke with the Water Superintendent and the final review from the Health Department is still in process.

The number of units was confirmed, and it was confirmed that the single-family homes would be custom homes.

Motion made by Ken Nardoizzi to approve PB2021-009 with the conditions that the comments from MRB's letter dated August 16, 2021 are addressed and that all Health Department review comments are addressed. 2<sup>nd</sup> by Gary Johnson.

Roll Call Vote:

Robert Gringeri: Yes

Eric Reuscher: Yes

Mary Ann Bell: Yes

Kenneth Nardoizzi: Yes

Gary Johnson: Yes

Motion carried.

## **Old Business – Classy Chassy PB2021-010**

### **Site Plan Review**

The Applicant is applying for site plan approval to remodel the site from the existing restaurant to a single tunnel wash, manned carwash facility. Jeff Arnold presented the request to the Board. He highlighted changes that had been made in response to comments made by the board members and neighbors of the property at the July meeting. They have extended the fence line toward Pre-Emption Road and increased the landscaped area on the north side of the property. They have also moved the vacuums out of the landscape area and put them as close to 5 & 20 as possible. Jeff also went over the locations for the turbines. He went over some of the items in MRB's letter that they received today. They agree to close the carwash at 8:00 pm. He distributed documents for the fence, that will be a 6 ft., grey vinyl fence. He also distributed information on the flagpole, which will be a 50 ft. flagpole with a 10 ft. by 15 ft. flag. He also addressed the request of the Fire Marshall for an additional fire hydrant on Pre-Emption Road and confirmed that they are willing to do this and will work with the Town.

Gary Johnson confirmed the new location in Canandaigua and questioned the placement of the vacuums in the front and the height of the vacuums. Jeff confirmed that the vacuums are 9 ft. tall. Jeff explained that the layout was based mostly on enabling traffic flow and to maximize stacking. He went over the layout and explained they did not want traffic to have to cross at the entrance. Floyd added that this was a limit of the site. Gary expressed his opinion that he does not think it will look good and is in a high visibility area. There was further discussion on the idea of flipping the building location and the vacuum location. Jeff explained that they cannot have traffic crossover at the entrance and exit and how critical it is to have enough stacking. He also discussed their decision to move the building to help the neighboring properties. Mary Ann asked if they needed that many vacuums. Jeff explained the number of customers they expect to use the vacuums and the need for them. Ken Nardoizzi asked how the site would be closed off at night and Jeff confirmed that it would be coned off at night. He also confirmed that the lights on the vacuums would be off at night. Robert Gringeri questioned other possible locations, asking about the corner of 5&20 and 245. Jeff explained the reasons why their company would not

entertain the idea of that location at all. Mary Ann questioned the distance from the entrance to the traffic light and it was confirmed the existing entrance would be used.

Mary Ann asked Floyd for his comments. He confirmed his concerns had been addressed and the Fire Chief would be meeting with them regarding the hydrant.

Mary Ann asked Pat for his comments. Pat explained that there is no coordinated review required for this project. He led the Board through Part 1. He explained that this is an unlisted action and does not require a coordinated review. There was a discussion regarding parts 2 and 3, and that there were only small or no impact items. Pat explained that the Board should accept part 2 as a determination of non-significance.

Mary Ann asked Steve for comments from the County. Steve confirmed that the County Planning Board did not meet due to lack of a quorum, but the referral was returned with staff comments. Mary Ann confirmed that the applicant will be replacing the asphalt with concrete. Eric Reuscher questioned the comment regarding the Town Center Arterial. Floyd confirmed that this is an allowed use in the Town Center Arterial, and it complies with the Town Comprehensive Plan intent.

Pat Nicoletta went over MRB's letter and confirmed that there were no significant items that cannot be addressed.

There was further discussion regarding the fence to the North. Jeff confirmed that he had met with the neighbor again and they seemed okay with the plans. He also confirmed that the fence would look the same on both sides and commented that the vacuums would be neutral colored, rather than the red or yellow that is often suggested by experts in the industry.

The Board went over the proposed signs and confirmed that there would be landscaping around the monument sign. There was a question regarding the embankment down to Pre-Emption Road and Jeff confirmed that it would either be grass or low-growing vegetation. There was a short discussion on the company logo.

Motion made by Eric Reuscher to approve parts 1, 2, and 3 of the SEQR and recognize the project as an unlisted action. 2<sup>nd</sup> by Robert Gringeri. All in favor, motion carried.

Motion made by Eric Reuscher to approve PB2021-010 with the conditions that parts 2 and 3 of the SEQR are completed for the record and that the comments from MRB's letter dated August 17, 2021 are addressed. 2<sup>nd</sup> by Ken Nardozzi.

Roll Call Vote:

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

Kenneth Nardozzi: Yes                      Gary Johnson: Yes

Motion carried.

### **Meeting Minutes from July 20, 2021**

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

### **Other Business**

Floyd updated the Board on business in the town. He has issued the permit for Real Eats to move into the old Cheribundi building. They are hoping to start shipping by the end of October and to be fully moved in by the end of the year.

He spoke to the new owner of the old Alison's which is Rochester Regional Health. They have a two-year plan to turn it into a medical facility of some kind.

A pre-construction meeting has been held for CCMI and they are planning to start site work next month.

Papa's Chicken out of Florida is still planning to go into the old Domino's. They had run into an issue with the lease.

Plans have been received for the Bay Heights Phase III and they should be before the Planning Board shortly.

There was a discussion regarding the old golf course and property maintenance.

Floyd was asked about Ardennes Brewery. He confirmed that they received a violation over the weekend for too many people.

There was a discussion regarding live music and exterior music at various locations. Floyd confirmed that Big Alice would be before the Zoning Board next week asking for exterior music.

Motion made by Eric Reuscher to adjourn the meeting. 2<sup>nd</sup> by Kenneth Nardozzi. All in favor, motion carried at 8:26.