

**Town of Geneva
Planning Board
September 21, 2021**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Gary Johnson, Jeff Trickler

Absent: Kenneth Nardoizzi (Due to Fire Dept. Training)

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: 4 members of the public

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

**New Business – Finger Lakes Health – Specialty Clinic MOB PB2021-011
Preliminary Presentation – Minor Subdivision & Site Plan Review**

The applicant is applying for a minor subdivision and for site plan approval for a new medical office building. Town of Geneva Zoning Code 165. Zoning, Article VIII. Site Plan Review. 165-73 requires site plan approval for any property located within any zoning district within the Town if the new or additional construction or construction activity in the nature of site improvement is intended to result in a commercial or industrial use. Per Town of Geneva Zoning Code 136. Subdivision of Land, Subsection 136.1, Subdivisions within the Town of Geneva shall be designed and submitted for approval in compliance with the standards and procedures set forth herein. The applicant is also seeking a zone change for the property from the Town Board. The property is currently zoned R4/Agriculture, and the applicant is asking for a change to Town Center Mixed-Use/Agriculture.

Vincent Pietrzak, of Appel Osborne Landscape Architecture, presented to the Board. He went over for the plans for the new building. He explained the zone change they are requesting from the Town Board. The current zone is R4 and agricultural. After the subdivision they are requesting the two lots with the buildings be zoned Town Center Mixed-Use and the other parcel remain agricultural. The new building will be a 36,000 sq. ft. building with approximately 160 parking spaces. He went over the plans for the stormwater retention basins and explained they hope to improve the current basin to the north. The new building would share a driveway with the existing building, and they will use signage to separate traffic. He showed the plans to the Board and highlighted the walking paths and outdoor areas for employees, and talked about the utilities.

Gary Johnson asked questions regarding the power lines and sidewalks. It was confirmed the power lines would be underground and the addition of sidewalks could be looked into further. Floyd added that sidewalks and walkability is part of the Town Comprehensive Plan.

There was further discussion about the drainage areas. Vincent explained that the hope is to not have standing water in the basins.

Floyd gave his comments to the Board. He explained that the request for the zone change was presented to the Town Board last week but that the Planning Board had to approve the subdivision before the zone change could be considered. The site plan review would occur last.

He also confirmed that there is stormwater drainage on County Road 6 and that the Fire Department has reviewed the initial plans. They will be working with the Fire Department to ensure the hydrant and FDC locations. There was a question regarding the hydrants, and he confirmed that a hydrant needed to be within 400 ft of the building in a commercial site.

Motion made by Eric Reuscher to set the Public Hearing for PB2021-011 for the Planning Board meeting on October 19, 2021. 2nd by Robert Gringeri. All in favor, motion carried.

Frank Korich, COO of Geneva General Hospital, also spoke to the board members. He explained that Geneva General's sister corporation Soldiers and Sailors will be taking over ownership of the new building. They are asking for the subdivision due to Soldiers and Sailors being a critical access hospital and the federal regulations for critical access hospitals.

Pat Nicoletta explained that MRB's letter had comments for the applicant to address with the next set of plans.

Other Business

Floyd updated the Board on business in the town. CCMI should receive their permit this week to begin work on State Route 14 N.

A new site plan for the 92 lots of Bay Heights Phase III has been received and there are some issues that need to be worked out still before it is ready for board review.

The review has begun for the permit for the first 25-unit apartment building for the Geneva Solar Village and they should be under way next month.

Real Eats has begun to move stuff over to get ready for shipping and should be setting up equipment in November. They have also connected with Geneva Christian Fellowship and are currently donating approximately 500 meals per week to the community.

Meeting Minutes from August 17, 2021

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

Steve High's Report

The County Planning Board did have a quorum this month and met virtually. The Town of Geneva had 4 text amendments that all passed. He also talked about the site plan for the legion and the differences between what was submitted and the concept plan that had initially been presented.

Motion made by Eric Reuscher to adjourn the meeting. 2nd by Mary Ann Bell. All in favor, motion carried at 7:27.