

**Town of Geneva
Planning Board
October 19, 2021
DRAFT**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Kenneth Nardozi, Jeff Trickler

Absent: Gary Johnson

Staff: Amy Naegele, Clerk of the Board, Pat Nicoletta, Town Engineer

Others Present: 6 members of the public

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

**Public Hearing – Finger Lakes Health – Specialty Clinic MOB PB2021-011
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 recapped the project, explaining that they are looking to build a new medical office building next door, behind the current surgery center. He went over the steps involved. The current parcel is zoned R4 in the front and agricultural in the back. They are looking to subdivide the parcel into 2 parcels, one for the new building and one for the current building and the remaining agricultural land. They are asking the Town Board for a rezoning, requesting that the new parcel be Town Center Mixed-Use and the remaining parcel be Town Center Mixed-Use in the front (current surgery center location) and remain Agricultural in the back. After these steps are completed, they will also be looking for Site Plan Approval for the new medical office building.

He explained that the intent is to create two lots that are independent of each other, each with their own utilities, parking, and address. He confirmed with Frank Korich, COO of Geneva General Hospital, that the intent is for the new building to be owned by Soldiers and Sailors Hospital. The need for independent lots comes from the fact that Soldiers and Sailors is a critical access hospital.

Vince went over the site plan with the Board. He explained that there would be a shared driveway and signage would be used to direct people. The new building will be approximately 36,000 sq ft. with 160 parking spaces. He went over the plans for stormwater management, highlighting the basin locations. He explained that there is a plan for a pedestrian connection to

the road and that they will be cutting into the hill to clear the area for the new building. There will be a landscaping plan that will be forthcoming.

Mary Ann checked to see if there were any members of the public wishing to speak. There were none.

Vince added that SHPO has requested a study be conducted and they will be looking at the history of the property and doing test digs. This is on hold until the farmer harvests the crops.

Mary Ann asked Pat Nicoletta for his comments. He explained that he could go over MRB's comment letter and that the Board could declare their intent to be lead agency. He went through the items pertaining to the subdivision in MRB's letter dated October 19, 2021. He explained that the Town Board would be holding the Public Hearing for the rezoning request at their November meeting.

Mary Ann noted that the Code Enforcement Officer was unable to attend the meeting. Steve High, the Town Representative for the Ontario County Planning Board, was also unable to attend but sent an email that was distributed to the board members with his comments. This is also on file in PB2021-011.

Mary Ann closed the Public Hearing and asked Pat if he had anything else. He confirmed that the Board could declare their intent to be lead agency.

Motion made Eric Reuscher for the Planning Board to declare its intent to be designated as the lead agency. 2nd by Kenneth Nardozi. All in favor, motion carried.

There was further discussion among the board members and Pat regarding the timeline of the project and the possibility of a special meeting in November due to the timeline of the SEQR review. The board members discussed the expected timeline with the applicants and the applicants confirmed that they are still waiting to be able to complete the SHPO study and would be looking to break ground in the Spring of 2022. The Board decided there was not a need for a special meeting in November, and they will continue with the application at the December meeting.

Meeting Minutes from September 21, 2021

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

Other Business

The Board will have a new application to review for Orchard Brook Park Subdivision, Phase 4 at the November meeting.

Robert Gringeri asked Pat if he could provide an update on the Solar Village project. Pat provided updates regarding the sanitary sewer, water, drainage, and the road construction. Robert explained that he had been informed that there is water flowing onto a neighbor's property. Pat explained that he had also heard that and had been at the site 2 weeks ago and had not seen evidence of that, but has not been out there since then. BME is conducting the stormwater management inspections and DEC is scheduled to be at the site tomorrow to inspect. There was a discussion regarding the fact that this was a key area of concern for the neighbors before the project was approved and they are not happy. Pat explained that after DEC is there tomorrow, they will hopefully have more information.

Motion made by Mary Ann to adjourn the meeting. All in favor, motion carried at 7:32.