

MINUTES
TOWN OF GENEVA
PUBLIC HEARING for introduction of a proposal for a Planned Unit Development at 463 Snell Road
REGULAR TOWN BOARD MONTHLY MEETING
December 14, 2021

PRESENT: Supervisor Mark Venuti Councilmember Jeffery Dunham
 Councilmember Kimberly Aliperti Councilmember Robert McCarthy Councilmember Mark Palmieri

Recording Secretary: Lorrie S. Naegele, Geneva Town Clerk. The actions described below are not necessarily listed in order of occurrence.

Others Present; Floyd Kofahl, CEO, Matthew Newcomb, Senior Project Engineer for Passero Associates and thirty five residents.

1. Informal Discussion – 5:30 p.m. Informal discussion with Town Board, department heads and public.
2. **Call to order- 6:00 pm. PUBLIC HEARING** for introduction of a proposal for a Planned Unit Development at 463 Snell Road. Legal Notice was published in the FL Times on November 30, 2021.

Public Comments- 14 residents spoke against the project with concerns of traffic, safety and wanting to keep it residential and not commercial. Two residents commented in support of Mr. Missick's project.
Written Comments- Nov. 19 letter from Turk Road Extension owners; December 14 email from Joan McClure; Nov. 29 comments from county planner Linda Phillips. December 10, E-mail from Derek Edinger. All written comments are attached to the minutes.
Closed the Hearing 7:10 pm. The town board told the representative that what was presented was insufficient and to come back and reapply with a new application if the owner desired to proceed.
3. **Call to order:** The Regular Town Board Meeting 7:12 p.m.
4. **Privilege of the floor.** None
5. **Gratitudes** - Hobart rowing team helped cover the bike park with tarps. Mark Palmieri thanked all the town employees for making his time as a town Councilmember so enjoyable.
6. **Approval of the minutes:** of the Public Hearing for Local Law 6-2021 Rezoning Part of Geneva General Hospital Property on November 9, 2021. Motion to approve made by Councilmember Aliperti, second by Councilmember Palmieri. Unanimously approved.

Approval of the minutes: Public Hearing for Local Law 7-2021 Amending Chapter 63 (Building Construction and Fire Prevention) on November 9, 2021. Motion to approve made by Councilmember Dunham, second by Councilmember McCarthy. Unanimously approved.

Approval of the minutes: Approval of the Regular Town Board Meeting of the Town Board on November 9, 2021. Motion to approve made by Councilmember McCarthy, second by Councilmember Dunham. Unanimously approved.
7. **Town Clerk's report.**
Questions, comments.
The Board acknowledges receipt.
8. **Code Enforcement Officer's report.**
Questions, comments.
The Board acknowledges receipt.
9. **Highway Superintendent's Report:**
Questions, comments.
The Board acknowledges receipt.
10. **Water & Sewer Superintendent's Report:**
Questions, comments.
The Board acknowledges receipt.
11. **Supervisor's report of finances for the previous month** –October and November
Questions, comments.
The Board acknowledges receipt.
12. **2021 RESOLUTION NO. 93-2021-** Approving Abstracts, Bills for Payment and Prepaid Bills for November and December. Motion to approve made by Councilmember Aliperti, second by Councilmember Palmieri. Unanimously approved.

TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 93 -2021

Whereas certain abstracts and bills for services and goods received or to be received by the town have been presented for payment or necessarily paid, Abstract-011, November 2021, vouchers 1047-1133, \$193,329.66; Abstract-012 December 2021, vouchers 1134-1217, \$80,895.79 and

Whereas those abstracts and bills have been reviewed by the supervisor's bookkeeper, the supervisor and other members of the town board, and are in proper order for payment or approval, now therefore, it is

RESOLVED the pre-paid bills that are presented are approved and the supervisor is authorized to pay the unpaid bills.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele
Lorrie S. Naegele, Town Clerk

13. 2021 RESOLUTION NO. 107-2021- Authorizing Appointment of Mary Beer, RN MPH, as Local Health Officer for the Town of Geneva. Motion to approve made by Councilmember McCarthy, second by Councilmember Dunham. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 107 -2021**

WHEREAS, In an effort to continue to comply with the Shared Services Initiative, Ontario County and the Town of Geneva opt to extend the opportunity to share and coordinate the services of Mary Beer, RN MPH, the Public Health Director of Ontario County, to act as the Local Health Officer for the Town of Geneva; and

WHEREAS, the Town of Geneva wishes to continue the appointment of Mary Beer, RN MPH, the Ontario County Public Health Director as the Town Local Health Officer; and

WHEREAS, Mary Beer, RN MPH, the Ontario County Public Health Director, agrees to act at the Local Health Officer for the Town of Geneva, thereby eliminating the need to appoint and pay a local health officer; and

WHEREAS, Part BBB of Chapter 59 of the Laws of 2017 specifically authorizes cooperating municipalities to enter into shared services agreements; and

WHEREAS, The Parties wish extend the Shared Services Agreement providing for the appropriate service; now therefore, it is

RESOLVED, In consideration of the preceding, and pursuant to New York Public Health Law §320, it is mutually agreed between Ontario County and the Town of Geneva that Mary Beer, RN MPH, the Ontario County Public Health Director, shall be appointed as the Local Health Officer; and it is further

RESOLVED, in furtherance of this appointment, Mary Beer, RN MPH, the Ontario County Public Health Director, will investigate complaints of public health nuisances arising in the Town of Geneva, and, when necessary to resolve the nuisances, will present the facts and recommendations to the Town Board for its decision and enforcement action; and it is further

RESOLVED, the payment of any costs to abate a public health nuisance shall be a Town cost; and it is further

RESOLVED, this appointment will begin **January 1, 2022** and end on **December 31, 2025**.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele
Lorrie S. Naegele, Town Clerk

14. 2021 RESOLUTION NO. 108-2021- Approving County Offer to Scan and Index 40 Volumes of Town Records.. Motion to approve made by Councilmember Aliperti, second by Councilmember Palmieri. Unanimously approved.

**TOWN OF GENEVA, NEW YORK,
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 108- 2021**

WHEREAS the archives of the Town of Geneva contain old volumes and books of Town records that are deteriorating and difficult to access; and

WHEREAS the Ontario County Department of Records, Archives and Information Management Services has offered to scan and index 40 volumes and binders of the Town's historical volumes at a price of \$3,484.00, which is reasonable and can be covered by the town budget; **now therefore it is**

RESOLVED the offer of the Ontario County Department of Records, Archives and Information Management Services to scan and index 40 volumes and binders of the Town's historical volumes for \$3,484.00 is accepted, and the work may proceed, it will be submitted to the Superintendent of Highways of Ontario County for signature, completing the execution of the Agreement.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele

Lorrie S. Naegele, Town Clerk

15. 2021 RESOLUTION NO. 109-2021 – Approving re-appointment of John Robbins to the Zoning Board of Appeals Motion to approve made by Councilmember McCarthy, second by Councilmember Dunham. Unanimously approved.

**TOWN OF GENEVA, NEW YORK,
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 109- 2021**

Whereas the term of Zoning Board of Appeals member John Robbins expires on December 31, 2021; and

Whereas he has ably served and fulfilled the duties of the position, and has been contacted and is willing to serve another term; now therefore, it is

RESOLVED, John Robbins is appointed a member of the Zoning Board of Appeals, to serve a 5-year term starting January 1, 2022 and ending December 31, 2026.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele

Lorrie S. Naegele, Town Clerk

16. 2021 RESOLUTION NO. 110- 2021 – Approving 2022 Agreement for Expenditure of Highway Moneys. Motion to approve made by Councilmember McCarthy, second by Councilmember Aliperti. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 110-2021**

Whereas the 2022 budget of the Town of Geneva includes the sum of \$447,625.00 for Highway Department general repairs; and

Whereas as part of those general repairs the Town Board approved the expenditure of \$294,000.00 for road work during 2022; and

Whereas the Town Superintendent of Highways has prepared an Agreement for the Expenditure of Highway Moneys pursuant to Section 284 of the Highway Law of the State of New York, proposing to expend certain sums on certain Town highways as presented to and approved by the Town Board during the process of adopting the 2022 Town budget; now therefore, it is

RESOLVED the Town Board approves the Agreement for the Expenditure of Highway Moneys in 2022, and the members of the Board will sign the Agreement, as well as the Highway Superintendent, and it will be submitted to the Superintendent of Highways of Ontario County for signature, completing the execution of the Agreement.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele

Lorrie S. Naegele, Town Clerk

17. 2021 RESOLUTION NO. 111- 2021 – Expressing Appreciation for Councilmember's Mark Palmieri's Service. Motion to approve made by Councilmember Aliperti, second by Councilmember Dunham. Unanimously approved.

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 111-2021**

Whereas Mark Palmieri has ably and well served the Town of Geneva for eight years as a member of the Town Board and as Deputy Town Supervisor; and

Whereas during his time on the Town Board Mark has chaired the Town's Kashong Conservation Area Committee and for most of his tenure the Town's Sustainability Committee; and

Whereas Mark has also served on other important Town committees, including, but not limited to, the Comprehensive Plan Committee, has worked at Town special events, and has generally made important contributions to Town government and the well-being of Town residents, business owners and visitors; now therefore it is

RESOLVED the Town Board, on behalf of a grateful Town administration and populace, thanks Mark Palmieri for his years of faithful service to the Town of Geneva and wishes him well in his future endeavors.

I, Lorrie S. Naegele, Town Clerk of the Town of Geneva do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Geneva on December 14, 2021. Unanimously approved.

Date: December 14th, 2021

Lorrie S. Naegele
Lorrie S. Naegele, Town Clerk

18. Carter Road resident Charlie Pitifer sent an email message to the supervisor, addressed to the town board, it was shared with the town board, stating he would like to have his property of 24.7 acres rezoned from R-1, Residential Suburban District, to R-5, Residential High Density District. He points out there are neighboring R-5 properties and he would like the property eligible for "multi affordable housing," but he has "no immediate plans in the works." The Board explained with no plans in the works they don't make zoning changes and when he has plans for a project is when he should come to the board for a zoning change.

19. The town board will hold its end of the year special meeting on December 20, at 5:00 p.m. to make adjustments to accounts and address other business brought before it. Notice will be posted and given to the Finger Lakes Times.

20. Reports of Standing Committees

Economic Development –Jan. 26 next meeting

Sustainability – No Meeting

Kashong Conservation Area – They are tweaking the maps and enhancing the trails. Jan. 20 next meeting; the committee has some new members.

Communication –Jan. 4 is the next meeting. Working on a testimonial questioner.

Parks and Recreation – Bike park is closed. Box field walls are up.

Agricultural Enhancement – No meeting

21. Supervisor's Report:

Selected Meetings and Events- can be found on the agenda.

Highway superintendent Bernie Peck and supervisor Mark Venuti met with MRB engineer Pat Nicoletta to discuss work on Carter Road from Angelo Street to Gambia Road. The road surface will need work in the next couple of years, some culverts need to be replaced, and we are looking at putting a sidewalk on the west side of the road to give residents a safe way to move travel by foot. We would like to make an application for grant funding for a comprehensive project in 2022 that, if awarded, would allow construction in 2023.

We are looking into putting a fast-charge electric vehicle charging station in the parking lot of the town hall for the public and also for the code enforcement officer's electric vehicle, which we plan to purchase in 2022. NYSEG has a program we will be going through in which it provides the power and make-ready services for a station at no or reduced cost to the town.

Work in underway on a cyber security policy for the town that will help protect the town's water plant and other functions.

General Code will be updating the town code, hard copies and on-line, with the local laws that were passed over the past two years at a cost of about \$5,000.00.

The town will be receiving \$35,000.00 from the state for the many Climate Smart actions we have taken over the past few years, including converting street lights to LED and most recently, which put us over the line to qualify for this grant, adopting the Stretch Energy Code. Thanks to Jacob Fox for leading this effort these past few years.

I'm meeting with Seneca Watershed Steward Ian Smith on December 16 to start looking at a few of the areas in the town with flooding problems during extreme rain events to see if we can come up with ideas for better controlling storm water.

The town's application for a Community Development Block Grant to support the renovation of the building off Routes 5&20 being occupied by Real Eats America, Inc. was approved and we are working on satisfying the requirements for the grant agreement. We have advertised a Request for Proposals for assistance with administrative services for the grant, like we did with the CCMI, Inc. project and grant.

I met at the Kashong Conservation Area with Ontario County Soil and Water Conservation District representatives, the Finger Lakes Land Trust executive director, and a US Fish & Wildlife Service representative to discuss a water retention and quality project in the KCA that would slow runoff in a heavy rain event and filter the water, removing nutrients and other pollution before it leaves the KCA. It would be a large project and need grant funding, likely a year or two from now. We are in the feasibility stage.

22. Old Business. Councilman McCarthy noted and the board discussed the need for development of the several properties owned by Greg Missick in some positive fashion.

23. New Business. None

24. Privilege of the floor. None

25. Adjourn: Motion to adjourn made by Councilmember Palmieri, second by Councilmember Aliperti. Unanimously approved.
Time 7:56 p.m.

Respectfully, Lorrie S. Naegele, Town Clerk

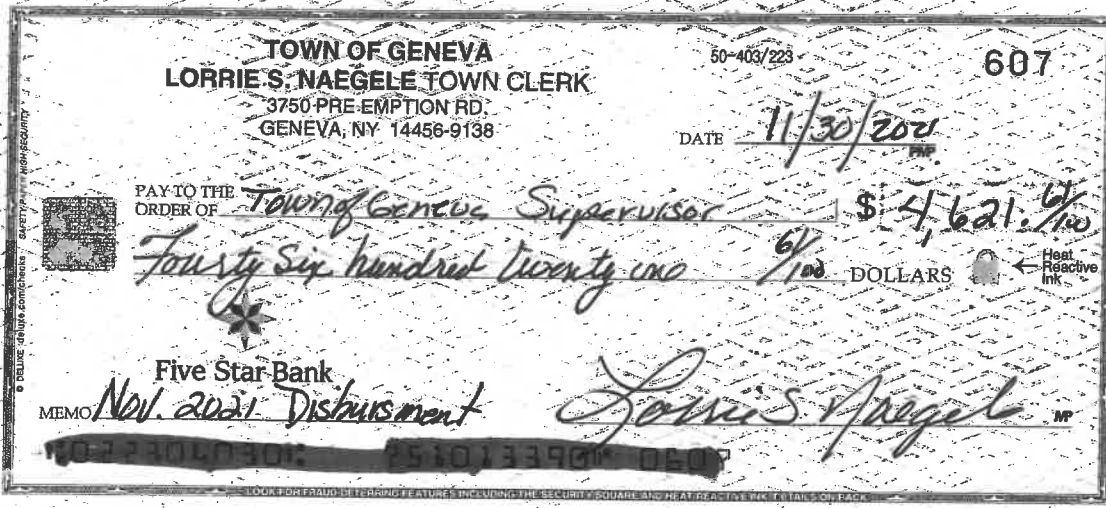
TOWN CLERK'S MONTHLY REPORT

NOVEMBER, 2021

page 2

DISBURSEMENTS

PAID TO SUPERVISOR FOR GENERAL FUND <i>CK# 607</i>	4,621.61
PAID TO WATER-SEWER CLERK FOR SEWER PAYMENTS	215,503.42
PAID TO WATER-SEWER CLERK FOR WATER PAYMENTS	25,052.55
PAID TO NYS DEC FOR DECALS <i>AP</i>	168.19
PAID TO NYS ANIMAL POPULATION CONTROL PROGRAM <i>CK# 606</i>	22.00
	245,367.77



DECEMBER 1, 2021

Mark Venuti

 MARK VENUTI, SUPERVISOR

STATE OF NEW YORK, COUNTY OF ONTARIO, TOWN OF GENEVA

I, LORRIE NAEGELE, being duly sworn, says that I am the Clerk of the TOWN OF GENEVA that the foregoing is a full and true statement of all Fees and moneys received by me during the month above stated, excepting only such Fees the application and payment of which are otherwise provided for by law.

Subscribed and sworn to before me this

Lorrie Naegele

 Town Clerk

_____ day of _____ 20__

Notary Public

Month Reported: NOVEMBER, 2021

County: ONTARIO

Code: 32

TOWN OF GENEVA

Code: 06

Prepared by: LORRIE NAEGELE, TOWN CLERK

Date Prepared: DECEMBER 1, 2021

Dog License Monthly Report

Original ID Dog Licenses sold	<u>0</u>
Original Purebred License sold	<u>0</u>
Dog License Renewals sold	<u>16</u>
Purebred License Renewals sold	<u>0</u>
Total sold	<u>16</u>

LICENSE TYPES AND FEES COLLECTED	<u>Quantity</u>	<u>Local Fees</u>	<u>Surcharge Fees</u>	<u>Other Fees</u>
Spayed and Neutered Dogs	<u>13</u>	\$19.00 ea <u>247.00</u>	\$1.00 ea <u>13.00</u>	<u>5.00</u>
Unspayed and Unneutered Dogs	<u>3</u>	\$22.00 ea <u>66.00</u>	\$3.00 ea <u>9.00</u>	<u>10.00</u>
Exempt - Seeing Eye, War, Police	<u>0</u>	<u>No Fee</u>	<u>0.00</u>	<u>No Fee</u>
Purebred License (1-10 dogs) Spayed & Neutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Purebred License (1-10 dogs) Unspayed & Unneutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Purebred License (11-25 dogs) Spayed & Neutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Purebred License (11-25 dogs) Unspayed & Unneutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Purebred License (26+ dogs) Spayed & Neutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Purebred License (26+ dogs) Unspayed & Unneutered	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
Total licenses sold	<u>16</u>	<u>313.00</u>	<u>22.00</u>	<u>15.00</u>

REPLACEMENT AND PUREBRED TAG ORDERS

Replacement Tags	<u>0</u>	<u>0.00</u>
Purebred Tags	<u>0</u>	<u>0.00</u>
Total tags sold	<u>0</u>	<u>0.00</u>

DISBURSEMENTS

Paid to Supervisor	<u>\$328.00</u>
Paid to NYS Animal Population Control Program	<u>\$22.00</u>

Monthly Report of Marriage Licenses Issued

SEE INSTRUCTIONS AT BOTTOM OF PAGE

Report for the month of
NOVEMBER 2021

City or Town of GENEVA

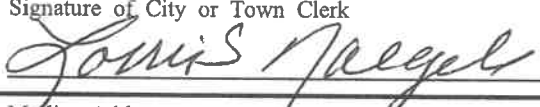
County of ONTARIO

DEP. NO. _____
 \$ _____
 CHECK # _____

DO NOT WRITE IN ABOVE SPACE

Pursuant to the provisions of Section 15 of the Domestic Relations Law, as last amended by Chapter 62 of the Laws of 2003, I herewith transmit to the State Commissioner of Health a fee of twenty-two dollars and fifty cents for each marriage license issued by me during the month covered by this report.

Licenses were numbered from NONE to _____ inclusive. (Total Active Military: 0)
 (if ONE license was issued place number in first space only!) (if NO licenses were issued write "NONE" in above space)

Make remittance by CHECK or MONEY ORDER payable to the State Department of Health DO NOT SEND CASH Amount of remittance with this report \$ <u>0.00</u>	Name of City or Town Clerk (Please Print)	
	<u>LORRIE NAEGELE</u>	
	Signature of City or Town Clerk	Date
		<u>12/01/2021</u>
Mailing Address		
<u>3750 COUNTY RD 6</u>		
<u>GENEVA NY</u>		Zip <u>14456</u>
E-mail Address		Phone
<u>tcnaegele@rochester.rr.com</u>		<u>(315) 789-3922</u>

INSTRUCTIONS

THIS MONTHLY REPORT OF MARRIAGE LICENSES ISSUED MUST BE TRANSMITTED TO THE STATE DEPARTMENT OF HEALTH AT THE ABOVE ADDRESS FOR EACH MONTH regardless of whether or not any licenses were issued. If no licenses were issued, indicate NONE in the space provided for license numbers.

The issuance of a marriage license makes you responsible for the remittance fee of \$22.50 regardless of whether or not the marriage ceremony is ever performed.

Marriage licenses must be numbered and reported consecutively throughout the year starting with number 1 at the beginning of EACH calendar year.

Pursuant to the authority of Section 19 of the New York State Domestic Relations Law, the Commissioner of Health has directed that this report, together with any fee, must be transmitted to the State Department of Health by the 15th of the month following the month which the report covers.

New York State Domestic Relations Law Section 22 provides that any Town or City Clerk who violates or fails to comply with any of the above mentioned reporting or filing requirements, shall be deemed guilty of a misdemeanor and shall pay a fine not exceeding the sum of one hundred dollars on a conviction thereof.

12/01/2021
09:46:06

TOWN OF GENEVA
Detail of Decals Transactions
For the period 11/01/2021 through 11/30/2021

Date	Gross Sales	Commission	Net Sales
11/04/2021	47.00	2.59	44.41
11/08/2021	20.00	1.11	18.89
11/15/2021	54.00	2.97	51.03
11/18/2021	57.00	3.14	53.86
Grand Total:	178.00	9.81	168.19

NYS Department of Agriculture and Markets
 Spay and Neuter
 PO Box 975
 Albany, NY 12201-0975

State of New York
 Department of Agriculture and Markets
 Spay and Neuter
 PO Box 975, Albany, NY 12201-0975

Month of Submission: NOVEMBER, 2021
 County: ONTARIO Town of Geneva
 TCV Code: 3206 Ontario Geneva
 Prepared by: Lorrie Naegele, Town Clerk
 Date Prepared: DECEMBER 1, 2021

ANIMAL POPULATION CONTROL PROGRAM SUBMISSION
 Submit by the 5th of the month covering activities
 of the preceding month.

LICENSE TYPES AND FEES COLLECTED	Unspayed/Unneutered - Four months of age or older
Spayed and Neutered Dogs	\$1.00 ea = \$13.00
Unspayed and Unneutered Dogs	\$3.00 ea = \$9.00
TOTAL AMOUNT REMITTED	\$22.00
Check Number: 606	

50-403/223 606

TOWN OF GENEVA
 LORRIE S. NAEGELE TOWN CLERK
 3750 PRE EMPTION RD.
 GENEVA, NY 14456-9138

DATE 11/30/2021

PAY TO THE ORDER OF NYS Animal Population Control \$ 22.00/100
 Twenty two dollars — 22/100 DOLLARS

Five Star Bank
 MEMO 2021 November Disburse Lorrie S. Naegele

Heat Reactive Ink

LOOK FOR FEATURES DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK ON THE BACK

TOWN OF GENEVA

ABSTRACT - 011 - November 2021

ALL VOUCHERS 1047 - 1133

PRE-PAIDS - \$ 96,199.93
Paid in October 2021

ABSTRACT VOUCHERS - 1047 - 1133

	<u>Voucher Numbers</u>	
Highway		1047 - 1067
	\$	9,166.75
<hr/>		
Water		1068 - 1084
	\$	13,390.35
<hr/>		
Sewer		1085 - 1091
	\$	3,136.16
<hr/>		
General Fund		1092 - 1133
	\$	71,436.47
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<u>GRAND TOTAL WITH PRE-PAIDS</u>		<u>\$193,329.66</u>

TOWN OF GENEVA

ABSTRACT - 012 - December 2021

ALL VOUCHERS 1134 - 1217

PRE-PAIDS - Vouchers - 1134 - 1165 **\$ 59,728.01**
Paid in November 2021

ABSTRACT VOUCHERS - 1166 - 1217

	<u>Voucher Numbers</u>
Highway	
<hr/>	
Water	1166 - 1177
	\$ 10,100.48
<hr/>	
Sewer	1178 - 1189
	\$ 819.21
<hr/>	
General Fund	1190 - 1215
	\$ 10,128.11
<hr/>	
Kashong Street Lighting	1216-1217
	\$ 119.98
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<u>GRAND TOTAL WITH PRE-PAIDS</u>	<u>\$80,895.79</u>

MONTHLY REPORT OF SUPERVISOR

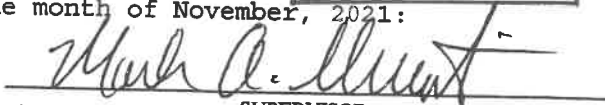
RECEIVED

DEC 10 2021

TO THE TOWN BOARD OF THE TOWN OF GENEVA:

Pursuant to Section 125 of the Town Law, I hereby render the following **GENEVA TOWN CLERK** of all moneys received and disbursed by me during the month of November, 2021:

DATED: December 8, 2021


 SUPERVISOR

	Balance 10/31/2021	Increases	Decreases	Balance 11/30/2021
A GENERAL FUND - TOWNWIDE				
CASH - CHECKING	1,640,793.28	640,706.14	134,631.78	2,146,867.64
CASH - SAVINGS	1,069,177.64	0.00	0.00	1,069,177.64
PETTY CASH	450.00	0.00	0.00	450.00
TOTAL	2,710,420.92	640,706.14	134,631.78	3,216,495.28
DA HIGHWAY FUND - TOWNWIDE				
CASH - CHECKING	160,456.40	25.99	38,593.45	121,888.94
PETTY CASH	100.00	0.00	0.00	100.00
TOTAL	160,556.40	25.99	38,593.45	121,988.94
H5- MODIFY DISTRICT 12				
CASH-CHECKING	14.54	0.00	0.00	14.54
TOTAL	14.54	0.00	0.00	14.54
HM WATER DISTRICT 13				
CASH - CHECKING	34,751.27	1.52	0.00	34,752.79
TOTAL	34,751.27	1.52	0.00	34,752.79
HN WATER CAPACITY SYSTEM				
CASH - CHECKING	14,203.45	0.61	2,265.75	11,938.31
TOTAL	14,203.45	0.61	2,265.75	11,938.31
SF FIRE PROTECTION DISTRICT				
CASH - CHECKING	260.18	0.05	0.00	260.23
TOTAL	260.18	0.05	0.00	260.23
SL KASHONG LIGHTING DISTRICT				
CASH - CHECKING	4,914.29	0.86	119.42	4,795.73
TOTAL	4,914.29	0.86	119.42	4,795.73
SS SEWER DISTRICT				
CASH - CHECKING	702,065.01	209,352.46	26,097.70	885,319.77
CASH - SAVINGS	1,536,135.82	0.00	0.00	1,536,135.82
PETTY CASH	50.00	0.00	0.00	50.00
TOTAL	2,238,250.83	209,352.46	26,097.70	2,421,505.59

	Balance 10/31/2021	Increases	Decreases	Balance 11/30/2021
STP STORM WATER				
CASH - CHECKING	32,749.07	1.44	0.00	32,750.51
TOTAL	32,749.07	1.44	0.00	32,750.51
SW1- WATER DISTRICT #1				
CASH - CHECKING	4,380.09	3,751.88	0.00	8,131.97
TOTAL	4,380.09	3,751.88	0.00	8,131.97
SW10- WATER DISTRICT #10				
CASH - CHECKING	18,485.52	4,919.77	0.00	23,405.29
TOTAL	18,485.52	4,919.77	0.00	23,405.29
SW11- WATER DISTRICT #11				
CASH - CHECKING	10,437.36	0.00	0.00	10,437.36
TOTAL	10,437.36	0.00	0.00	10,437.36
SW12- WATER DISTRICT #12				
CASH - CHECKING	7,877.58	1,164.91	0.00	9,042.49
TOTAL	7,877.58	1,164.91	0.00	9,042.49
SW13- WATER DISTRICT #13				
CASH - CHECKING	11,413.44	611.11	0.00	12,024.55
TOTAL	11,413.44	611.11	0.00	12,024.55
SW1A- WATER DISTRICT #1 EXT #1				
CASH - CHECKING	2,509.19	1,284.93	0.00	3,794.12
TOTAL	2,509.19	1,284.93	0.00	3,794.12
SW1B- WATER DISTRICT #1 EXT #2				
CASH - CHECKING	849.45	1,017.34	0.00	1,866.79
TOTAL	849.45	1,017.34	0.00	1,866.79
SW1C- WATER DISTRICT #1 EXT #3				
CASH - CHECKING	2,129.47	0.00	0.00	2,129.47
TOTAL	2,129.47	0.00	0.00	2,129.47
SW1D- WATER DISTRICT #1 EXT #4				
CASH - CHECKING	2,197.93	8,078.58	0.00	10,276.51
TOTAL	2,197.93	8,078.58	0.00	10,276.51
SW2- WATER DISTRICT #2				
CASH - CHECKING	20,168.33	63,972.14	0.00	84,140.47
TOTAL	20,168.33	63,972.14	0.00	84,140.47

	Balance 10/31/2021	Increases	Decreases	Balance 11/30/2021
SW2A- WATER DISTRICT #2 EXT #1				
CASH - CHECKING	947.29	256.49	0.00	1,203.78
TOTAL	947.29	256.49	0.00	1,203.78
SW3- WATER DISTRICT #3				
CASH - CHECKING	10,385.60	5,019.81	0.00	15,405.41
TOTAL	10,385.60	5,019.81	0.00	15,405.41
SW3D- WATER DISTRICT #3 EXT #4				
CASH - CHECKING	1,783.67	310.25	0.00	2,093.92
TOTAL	1,783.67	310.25	0.00	2,093.92
SW3E- WATER DISTRICT #3 EXT #5				
CASH - CHECKING	3,814.90	1,149.03	0.00	4,963.93
TOTAL	3,814.90	1,149.03	0.00	4,963.93
SW3F- WATER DISTRICT #3 EXT #6				
CASH - CHECKING	5,972.67	7,174.62	0.00	13,147.29
TOTAL	5,972.67	7,174.62	0.00	13,147.29
SW3G- WATER DISTRICT #3 EXT #8				
CASH - CHECKING	12,084.46	1,317.89	0.00	13,402.35
TOTAL	12,084.46	1,317.89	0.00	13,402.35
SW3H- WATER DISTRICT #3 EXT #9				
CASH - CHECKING	2,149.05	0.00	0.00	2,149.05
TOTAL	2,149.05	0.00	0.00	2,149.05
SW5- WATER DISTRICT #5				
CASH	4,359.20	855.44	0.00	5,214.64
TOTAL	4,359.20	855.44	0.00	5,214.64
SW6- WATER DISTRICT #6				
CASH - CHECKING	11,632.61	5,133.03	0.00	16,765.64
TOTAL	11,632.61	5,133.03	0.00	16,765.64
SW7- WATER DISTRICT #7				
CASH - CHECKING	2,572.94	1,767.67	0.00	4,340.61
TOTAL	2,572.94	1,767.67	0.00	4,340.61
SW8- WATER DISTRICT #8				
CASH - CHECKING	17,754.93	2,181.44	0.00	19,936.37
TOTAL	17,754.93	2,181.44	0.00	19,936.37

MONTHLY REPORT OF SUPERVISOR

	Balance 10/31/2021	Increases	Decreases	Balance 11/30/2021
SW9- WATER DISTRICT #9				
CASH - CHECKING	3,731.53	1,389.00	0.00	5,120.53
TOTAL	3,731.53	1,389.00	0.00	5,120.53
SWD WATER STORAGE & DISTRIBUTION				
CASH - CHECKING	702,060.35	162.64	36,371.91	665,851.08
PETTY CASH	50.00	0.00	0.00	50.00
TOTAL	702,110.35	162.64	36,371.91	665,901.08
TA TRUST & AGENCY				
CASH - CHECKING	22,653.91	92,375.78	91,303.67	23,726.02
BENEFIT RESOURCES CASH	120,740.01	20.47	8,055.97	112,704.51
TOTAL	143,393.92	92,396.25	99,359.64	136,430.53
TOTAL ALL FUNDS	6,199,262.43	1,054,003.29	337,439.65	6,915,826.07

TOWN CLERK'S MONTHLY REPORT

TOWN OF GENEVA, NEW YORK

NOVEMBER, 2021

TO THE SUPERVISOR:

PAGE 1

Pursuant to Section 27, Subd 1 of the Town Law, I hereby make the following statement of all fees and moneys received by me in connection with my office during the month stated above, excepting only such fees and moneys the application and payment of which are otherwise provided for by Law:

A1255	<u>4</u>	DECALS	<u>9.81</u>	
		TOTAL TOWN CLERK FEES		9.81
A1603	<u>19</u>	CERTIFIED COPIES	<u>190.00</u>	
		TOTAL A1603		190.00
A2130	<u>68</u>	RECYCLE STICKERS	<u>1,020.00</u>	
	<u>28</u>	TRASH CARD	<u>1,820.00</u>	
	<u>6</u>	CONSTRUCTION DEBRIS	<u>94.80</u>	
		TOTAL A2130		2,934.80
A2544	<u>16</u>	DOG LICENSES	<u>328.00</u>	
		TOTAL A2544		328.00
A2555	<u>12</u>	BUILDING PERMITS	<u>1,159.00</u>	
		TOTAL A2555		1,159.00
SS2120	<u>631</u>	SEWER PAYMENTS	<u>215,503.42</u>	
		TOTAL SS2120		215,503.42
SW2140	<u>168</u>	WATER PAYMENTS	<u>25,052.55</u>	
		TOTAL SW2140		25,052.55



October 29, 2021

Supervisor Mark Venuti
Town of Geneva
3750 County Road 6
Geneva, NY14456

Re: Snell Road PUD

Dear Supervisor Venuti:

On behalf of our client Greg Missick, we would like to be placed on the November 9, 2021, Town Board Agenda for an introduction of a Planned Unit Development (PUD) at 463 Snell Road.

Project Overview: The project is proposed on a 63.6-acre, two-parcel site. The site has been used as a rural residence. The proposal includes the re-use of the existing 6,500sf Old Stone Mansion as the centerpiece of weddings, banquets, retreats and other events. Outdoor space and the sites bucolic views to Seneca Lake make this site a prime location to hold events and will provide flexibility in the appeal the site as a high-end venue. There will be two spaces available for weddings and events: one space north of the Old Stone Mansion which will be able to accommodate up to 200 guests, and one south of the Mansion which will be able to accommodate events with more than 250 guests. The Mansion has 8-bedrooms, which could accommodate wedding parties for overnight stays or wellness or corporate guests that are staying at the mansion on a retreat. Tents will be used at the two event spaces for the time being but may be formalized as permanent structures in the future. Other uses for the site include historic tours, nature tours, and dinner events.

Site improvements includes the expansion of an existing parking lot to accommodate approximately 50 parking spaces and a site maintenance facility. The extension of Ridge View Road to the existing/proposed parking area is currently being studied as a secondary entrance to the site. There will be no new construction or demolition of existing buildings as part of this project.

Proposed PUD uses:

- (1) 6,500sf wedding, banquet, wellness and corporate retreat venue
- (2) 8-bedroom lodging in the Old Stone Mansion (in conjunction with weddings and retreat events)
- (3) Site maintenance facilities
- (4) Historic tours, nature tours, and dinner events

The proposal meets all PUD requirements within the town of Geneva Zoning Code.

Section 165-45 Area requirements.

A. No PUD District shall be established having an area of less than five (5) contiguous acres.

The overall proposed PUD development area is approximately 63.6 acres.

B. Not less than 35% of the total area included within the PUD District shall be set aside for open space as is defined in Section 165-3. In general, open space shall achieve the following goals:

- (1) Protect and preserve floodplains, wetlands, steep slopes (having a grade of more than 25%), watercourses, and natural drainage ways.**

There are both freshwater forested wetlands, freshwater emergent wetlands, and a freshwater pond at the east parcel boundary line of the site which runs along White Springs Brook. The wetlands and pond encompass approximately 4 acres of the 63.6-acre site. There are no steep slopes on site (maximum slope on site is approximately 21%) Additionally, there are approximately 21 acres of forested and open areas directly adjacent to the wetlands at the east side of the Project site. Forested areas and wetlands represent a unique feature of the site that are a natural asset to the bucolic setting for the proposed wedding, wellness retreat, and event venue. These areas will not be developed as part of this proposal, and the forested and wetland areas of the site will remain as part of the 35% open space area required for the PUD.

- (2) Protect any historic, archaeological or cultural resources listed on the national, state, county or local historical registers.**

This site is eligible for listing on the State & National Registers of Historic Places as the Big Stone Mansion and Outbuildings Historic Site. The site is not currently listed as a State or National Register Historic Property. There will be no new disturbance of previously undisturbed or fallow lands as part of this project, therefore there will be no impact to potential archaeological resources on site.

- (3) Protect any mature woodlands, geological features, meadows or ecologically sensitive areas for wildlife habitat.**

The site is bordered to the east site boundary line with woodlands and wetland areas, adjacent to White Springs Brook. These areas will be maintained and protected and will count towards the 35% open space requirement for the PUD. There are no other known ecologically sensitive areas on site.

- (4) Provide an upland buffer area adjacent to any streams, wetlands or surface water to protect native species vegetation.**

There is no development proposed near streams, wetlands or surface waters. There is significant vegetation on the eastern portion of the property which borders White Springs Brook and a small pond. This vegetation will be maintained as-is as part of the open space requirement and will act as a natural upland buffer area separating programmed space for the Old Stone Mansion venue from the existing natural landscape.

(5) Provide for landscaped common areas, traffic islands, and other common space excluding streets and driveways.

The proposal will be further developed as site plan approval is requested from the planning board. All common areas will be landscaped not only to meet the requirements of the town but also to provide an enjoyable experience for patrons and users of the site.

C. Open space intended for recreational or other use or uses by the owner or owners within the PUD District shall be so located to be accessible to pedestrians.

The proposal will provide pedestrian walking and nature paths for the enjoyment of the unique natural setting. One strategy of interest for the programming of public access to the trail areas of the site is to create a low-fee membership program that would be accessible to all members of the public. As site plans develop further, pedestrian access areas and access to open space areas of the site will be further developed.

D. The suitability of open space for recreational or other use or uses shall be determined by the Town and Planning Boards.

The attached site plan indicates potential areas for open space, these areas are used to buffer neighboring properties from the proposed development. The developer will consider other options provided by the board during the process.

E. Disposition requirements.

- (1) Ownership of the land and improvements included within a PUD District may be held either individually or as an entity. If ownership is held by a single individual owner or entity, such owner shall permit all residents of the land and improvements, and their invitees, to use the open space. If ownership is held by more than one individual or entity, then each such owner and his, her or its invitees shall have an interest in the open space in common with the other owners. Provision shall be made for the maintenance and upkeep of the open space, together with the means of providing for the costs of such maintenance and upkeep. The precise means of accomplishing the foregoing shall be proposed by the applicant at the time it applies for the creation of a PUD District and shall be approved by the Town and Planning Boards.**

The owner will maintain the grounds and all open space as a single entity. In addition, all tenants will also be permitted access to all areas of the complex using proposed pedestrian access areas and nature trails.

- (2) The re-subdivision and/or development of any open space approved by the Town and Planning Boards is to be discouraged but not prohibited. If permitted, such re-subdivision and/or development of any open space shall be subject to all the applicable rules and regulations of the Town of Geneva.**

Noted, the owner/developer does not currently intend to subdivide or combine properties for the purpose of developing open space. Re-subdivision of the parcels will be completed prior to final PUD approval.

Section 165-47 Additional requirements and standards.

- A. The requirements and standards for development in a PUD District shall be specifically determined for each individual project. The area, setback, population and building density, and height requirements shall be proposed by the applicant and shall be subject to the approval of the Town and Planning Boards consistent with the Site Plan Review Law of the Town of Geneva. Following the approval of a PUD District, the accepted requirements and standards shall regulate the PUD District. At a minimum, the application for the creation of a PUD District shall include:**

- (1) A statement of purpose statement that includes how the proposed development meets the legislative purpose and intent of this chapter as well as the Town's Comprehensive Plan;**

The future land use plan for the Project site shows a preferred future development of the site as residential suburbs and agricultural uses. While the proposed use is not consistent with the Comprehensive Plan in this regard, the proposal is supportive of the existing agricultural economy of the Town, and other characteristics of the proposed PUD and uses on site are aligned with broad historic preservation and economic objectives outlined in the Comprehensive Plan.

The Project site is eligible for listing on the State & National Registers of Historic Places for both the rural and agricultural contexts of the existing Old Stone Mansion and associated outbuildings. Maintaining existing eligible historic resources is a high priority policy objective identified in the Comprehensive Plan. There is only a single listed State & National Register property in the Town but multiple properties, such as the Old Stone Mansion, that are eligible for listing are currently threatened by development. Suburban development on this site would likely lead to a complete loss of these historic structures and the historic context of the site within the Town of Geneva. Creating a PUD would allow the continued use of this historic mansion and outbuildings in a new context.

The Comprehensive Plan strongly focuses on creating economic development opportunities that are appropriate for farm-based businesses which serve the needs of the agricultural

community to enhance tourism and promote a strong local agricultural economy. While the proposal does not meet the zoning code definition of “Agricultural Tourism” there is an increasing interest in rural “barn weddings”. A rural wedding, banquet, and retreat venue represents a use strategy that is in strong alignment with agricultural tourism and promotes opportunities for collaboration and contribution to the existing regional agricultural tourism. A rural wedding and event center will catalyze existing agricultural tourism efforts in the area by bringing in patrons from throughout the region and abroad.

(2) Proposed use or uses;

Current Use:

- (1) Single-family/Rural Residential
- (2) 3-Family Dwelling

Proposed Use:

- (1) 6,500sf wedding, banquet, and wellness and corporate retreat venue
- (2) 8-bedroom lodging in the Old Stone Mansion (in conjunction with weddings and retreat-oriented events)
- (3) Site maintenance and operations facilities
- (4) Historic tours, nature tours and dinner events

a. Lot, area and yard dimensions.

Area to be rezoned = 63.6 acres

Project area = Approx. 5 acres

Zoning:

Existing zoning: R-1 Residential Suburban District and AG Agricultural District

Proposed zoning: PUD – Planned Unit Development

Bulk Area Requirements (PUD):

Zoning:	Planned Unit Development (PUD)	Proposed
Setbacks Front Rear Side	No changes No changes No changes	Refer to plan
Building Height	No changes proposed	No changes proposed
Minimum Lot Area	5 acres	63.6 acres
Minimum Open Space	35%	35%

b. Population and building densities together with floor area ratios;

This project is not a residential development therefore there are no considerations to population. There will also be no increase in density and no new construction on site. In fact, there will be a reduction in density on this site, as the existing 3-family dwelling on site will be converted to a site maintenance facility.

c. Building and architectural characteristics;

The developer has a distinct interest in the Town of Geneva and its historical characteristics, and is sensitive to the history of the town, and the surrounding neighborhoods to provide a development that brings out the best in the surrounding community. The historic Old Stone Mansion, outbuildings, bucolic grounds, and existing open space make this site an ideal location for a rural wedding venue and event space. Special care will be made to maintaining the existing buildings and natural setting while also meeting the needs of the proposed use.

d. Maximization of open space and recreational areas;

The proposal maximizes the use of the green space by incorporating the natural setting and existing untouched open space with two outdoor spaces programmed for weddings, retreats, and other events. Part of what makes this site ideal for high-end events is the existing open space, scenic wooded areas, and wetlands that already exist on site. These areas will be preserved as natural assets to the proposed use of the Project site.

e. Parking;

Additional parking will be added to the site for a total of approximately 50 spaces. There will be two outdoor wedding areas: one north of the stone mansion, which will serve for 200 guests or less, and another at the south side of the stone mansion which will serve weddings of approximately 250 guests. Guests and patrons of the site expecting more than 50 people in attendance for any given event will be required to arrange a shuttle service for the arrival of guests to and from the site. This will alleviate any potential stress that the proposed PUD could have on existing road infrastructure. Additionally, by alleviating the need for additional overflow parking facilities on site the proposed event venue will be able to maximize the existing open space on site to maintain the atmosphere of a rural retreat.

f. Internal traffic circulation and external traffic impact;

Primary access to the site is from Snell Road that provides an access driveway approximately 700 feet from the parking and drop off area at the Old Stone Mansion. The project team is currently investigating a possible extension of Ridge View Road from the south which could provide a secondary means of access to the site. With consideration to the proposed shuttle service strategy, which will drastically minimize potential traffic flow to the site, external traffic impact is expected to be minimal.

g. Effect of the proposed development within the PUD District on adjacent properties, including property values;

The proposed development has no negative impact on surrounding property values. Our experience shows these types of development have a positive impact to property values nearby by increasing the availability of patrons who will be available to take advantage of agricultural tourism, lodging, and general retail. Due to the size of the site, and the existing location of the buildings and parking, it is expected that the community impact of the proposed PUD and uses will be minimal. Additional landscaping at the property lines and along Snell Road will further isolate the site and accentuate it as a true rural retreat further minimizing any potential or perceived aesthetic impacts to surrounding properties.

h. Effect of the proposed development on local taxation;

The Town will benefit from an increase in tax revenue from the property with the change of the site from a residential to commercial use operation that also serves as lodging.

i. Conceptual stormwater management;

The proposal will not create disturbances requiring additional stormwater management facilities at the Project site.

j. All additional requirements and data that may be required by the Planning Board.

The Developer will consider any additional requirements imposed by the planning board during the PUD review process.

- (3) PUD districts shall be served adequately by and shall not impose an unreasonable burden upon essential public facilities and services, such as but not limited to highways, streets, traffic control signals and devices, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer and schools. Where any such facility or service is not available or adequate to service the PUD District, the applicant shall be responsible for establishing its ability, willingness and binding commitment satisfactory to the Town Board and Planning Board to provide such facilities and services.**

The proposed development will not include the construction of new structures or buildings on site. The existing site infrastructure will be sufficient for the proposed use. As the proposal is further developed our team will coordinate with Town staff to ensure that the proposal will not impose an unreasonable burden upon essential public facilities and services.

- (4) All covenants, easements, and restrictions with respect to the PUD District may be recorded in the Office of the Ontario County Clerk. They may not be modified, removed, or released without the express consent of the Town Board. When created, such covenants, easements and restrictions shall make provision for their enforcement by the Town of Geneva.

There is no expected need for additional covenants, easement, and restriction with respect to the proposed PUD District.

Section 165-48 Required documents.

- A. For a preliminary development plan, reference shall be made to the existing land use ordinances and regulations of the Town of Geneva. Each such plan shall be referred to the Ontario County Planning Department, Geneva Town Water and Sewer Department, Town Engineer, local fire districts, local school district, and other agencies deemed necessary or advisable under §§ 239-1 and Section 239-m of the General Municipal Law.

Included with this letter is a copy of a concept plan which can be submitted and forwarded to all the above-mentioned agencies.

- B. For a final development plan, reference shall be made to the existing land use ordinances and regulations of the Town of Geneva.

The final development plans will include all the above.

Enclosed with this submission are:

- (26) Copies of this letter
- (26) Copies of the Overall Plan Sets (10 for Town Board) (16 for Planning Board)

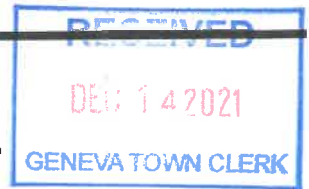
We look forward to meeting with you on November 9, 2021 if you have any questions in the meantime please call our office, thank you.

Sincerely,



Matthew Newcomb
Senior Project Engineer

Lorrie



From: Mark Venuti <supervisor@townofgeneva.com>
Sent: Tuesday, December 14, 2021 1:47 PM
To: 'Mark Palmieri'; 'Robert McCarthy'; 'Jeff Dunham'; 'Kim Aliperti'
Cc: 'Lorrie'
Subject: FW: Snell Road - Public Hearing Tonight regarding High Acres Development

FYI.



Mark Venuti
Supervisor

Town of Geneva | 3750 County Road 6, Geneva, NY 14456
Phone: 315-789-3922 | Fax: 315-789-7753 | Email: supervisor@townofgeneva.com
www.townofgeneva.com

**This message is for the intended recipient and may contain privileged or confidential information. If you are not the intended recipient, please remove the message from your data and contact the sender to advise of the mistake.*

From: Joan McClure (joanmcclure@gmail.com) [mailto:joanmcclure@gmail.com]
Sent: Tuesday, December 14, 2021 11:28 AM
Subject: Snell Road - Public Hearing Tonight regarding High Acres Development

What happened to Mr. Missick’s plans for an event center at the former Seneca Lake Country Club? He destroyed the golf course and left an unfinished construction site. Mr. Missick should clean up that mess before he considers this request. His abandonment of this project should be a warning that Mr. Missick does not complete his projects to improve Geneva.

When Mr. Missick purchased High Acres he said he would use it as his private residence which relieved the anxiety of the residents of Slosson Lane that Finger Lakes Health would not build a senior living facility there because of fears of increased traffic. The events center Mr. Missick wants to build would definitely impact the residents of the ‘Apple Orchard’ and surrounding areas.

Scroll down to read about the public hearing tonight at 6:00.

PREV

Previous
PREVIOUS



BIGGER PICTURE: A Wonderful Wedding

I would marry you a hundred times.” Those were the words of ...

Police identify victim of Newark homicide

NEWARK — The Wayne County sheriff's office said a Lyons man is the victim of las

High Acres site to become family home

- By JIM MILLER jmiller@ftimes.com

- Jul 12, 2015 Updated Jul 12, 2015

GENEVA — The site where Finger Lakes Health once planned to open a senior housing community will soon become a private home.

Finger Lakes Health has sold the High Acres property to Gregory and Elizabeth Missick for \$1.1 million. The health system had most recently used the property for office space during renovations at Geneva General Hospital.

The Missicks are members of the family that own the Villa Bellangelo winery in Dundee. Their son, Chris, said they are moving here from California and will make High Acres their family home.

"We do have an eye on maintaining as much of the history of the site as possible," he said. "We're very keen on that."

The 92-acre High Acres site is located off Snell Road and was originally a retreat center for the Sisters of Mercy. About five years ago, Finger Lakes Health developed plans to build 81 apartments and carriage houses and 41 assisted living suites there. The facility was set to open in August or September of 2011, but hospital trustees voted in November 2010 to suspend the project indefinitely.

"The economy and other factors led FLH to not pursue the project as not enough units were able to be pre-sold," said Lara Turbide, the health system's spokeswoman.

High Acres was last in the news in January, when the Town Zoning Board gave the hospital a one-year extension on its permit to use the site for office space.

Chris Missick said his parents allowed the hospital to continue using the space rent-free for several months after the transaction went through.

“The new owners are wonderful people and I imagine will be true assets to our community,” Turbide said.

Here are a few links concerning Mr. Missick:

https://www.fltimes.com/news/board-gets-details-on-seneca-turk-project/article_b2fafa72-55ef-583f-b1a2-3793bfc35403.html

https://www.fltimes.com/news/plans-unveiled-for-seneca-turk-resort/article_bd2f0dda-77db-5fca-93d3-8b97bc544ec7.html

https://www.fltimes.com/news/board-gets-details-on-seneca-turk-project/article_b2fafa72-55ef-583f-b1a2-3793bfc35403.html

https://www.fltimes.com/business/seneca-turk-resort-winery-proposed-for-former-seneca-lake-country-club-property/article_5fe7eda4-574a-11e7-800f-db8ebd567d44.html

Begin forwarded message:

From: Slosson Lane <nfarnsworth@fltimes.com>

Subject: Public Hearing Tonight regarding High Acres Development

Date: December 14, 2021 at 9:47:04 AM EST

Reply-To: nfarnsworth@fltimes.com

**PUBLIC HEARING
ON HIGH ACRES
Today 6 p.m.
Geneva Town Hall**

From: Greg Missick <greg@missick.com>
Sent: Sunday, December 12, 2021 8:50 PM
To: Greg Missick <Greg@missick.com>
Cc: Matt Missick <matthew_missick@yahoo.com>; Matt Newcomb <mnewcomb@passero.com>
Subject: Re: Letter of Support

EXTERNAL

Thank you for your letter and support I am sure it will help Greg

Sent from my iPhone

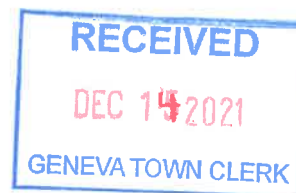


On Dec 10, 2021, at 5:41 PM, Greg Missick <Greg@missick.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Derek Edinger <derek@breweryardennes.com>
Date: December 10, 2021 at 8:12:58 AM PST
To: GREG@missick.com
Cc: Stacey Edinger <stacey@breweryardennes.com>
Subject: Letter of Support



Greg,

We haven't had the chance to meet, but know your son, Chris. We've been following your plans for development on Snell and Turk Roads by way of Chris and the Town and are big supporters of what you're doing. We would plan to attend the public hearing for your project on Snell Road on 12/14 and provide support, but will unfortunately be out of town. In lieu of our attendance, we'd like to share this letter of support.

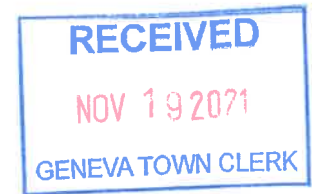
We support your plans for developing an events center on Snell Road. The Town slogan is "Gateway to the Finger Lakes Wine Country" and your plans promotes tourism which is a major revenue source for the town. Additionally, what you're planning supports other local businesses, bring enjoyment to the community, and creates additional jobs.

Please feel free to share this letter of support with the Town and submit into the public record if you feel this would assist you.

Regards,
Derek Edinger

November 18, 2021

Town of Geneva Board Members
Town of Geneva
3750 County Road 6
Geneva, NY 14456



Re: Application for Planned Unit Development at 463 Snell Road

Town of Geneva Board Members:

Please accept this letter on behalf of the neighbors to this planned development, who reside on Turk Road Extension (TRE). We would like to express our opposition to this Planned Unit Development (PUD) application for several reasons outlined below.

Use of Turk Road Extension as a secondary entrance

We understand the appeal of using TRE as a secondary entrance; making it easier for paying guests of the events at 463 Snell Road, but it will make our neighborhood exponentially less safe. We purchased our homes on TRE because of the little traffic we received here, and the proposed PUD would obviously increase traffic through our road. We didn't move here with the understanding that we would be seeing events and weddings of possibly 450 people every weekend, and that seems like an astounding jump to allow. Many of us have kids on the road and appreciate the open space we have currently, but with shuttle traffic and people possibly driving after a few drinks that open space would have to be drastically reigned in. The neighborhood is also extremely quiet, apart from the noise of construction as of late, and we would like to keep it as such. We do not want loud music and weddings occurring every week right on the other side of the path.

Lack of Maintenance

TRE is a narrow gravel road, that is not town maintained and falls on our neighborhood to pay for gravel and regular upkeep. We all understood that and agreed to those terms when buying our houses. However, we did not agree to maintain a road with shuttle buses and additional traffic regularly coming down TRE. Additionally, Mr. Missick has not contributed to maintaining the road which includes the cost of gravel, helping to disperse the gravel and level out potholes, or helping with snow removal for the road in winter. This gravel road cannot sustain a regular influx of cars going down it, nor heavy shuttles, and simply put we do not want to carry the burden of additional costs and time required to maintain it for his guests.

Maintaining the PUD is outlined in Town Code §165-45 E(1) as "Provision shall be made for the maintenance and upkeep of the open space, together with the means of providing for the costs of such maintenance and upkeep." In the PUD application Mr. Missick states that he will maintain the grounds with no specifics stated. Unfortunately, we have witnessed true neglect to the properties that surround our neighborhood and are currently owned by Mr. Missick. As mentioned above, there is a lack of maintenance and help with TRE, but this extends out farther than just the road. He has not been maintaining the property around the gravel road; specifically the grass plot on the south end of TRE that

meets Turk Rd, nor any of the grass that surrounds the gravel road. We, as a neighborhood, take pride in our road and have been regularly mowing all of that for Mr. Missick instead. That, of course is an unfair burden to put on us neighbors, especially when Mr. Missick is going to advertise the allure of his manicured spaces and charge a premium.

Nature Membership

Another mention in the PUD application was about charging a low-fee membership so people could enjoy nature trails. This sounds great on paper, but again comes with additional foot traffic and sightseers that will be walking up and down our road. Hikers and nature walkers often get lost from the trail, and we see this easily leading to trespassing into our yards.

Empty Promises

One of our biggest fears is that this will become the next Seneca Lake Country Club. As we all know, that property was sold and the community was told many different lines about what it would become. None of which have come to fruition, and almost no changes have occurred on that property; it's not even mowed anymore, causing it to become overgrown and a complete eyesore. If the PUD application is accepted and 463 Snell Road gains that designation it could become the next Seneca Lake Country Club. Then what happens? It eventually gets sold off and turned into something completely different, with potentially worse outcomes to the surrounding neighborhoods.

We urge you to reconsider Mr. Missick's PUD application and the implications it could have on the Town. We are all for expansion and change, but with Mr. Missick's track record we are confident that this plan will **not** turn out to benefit its immediate neighbors or the Town.

Sincerely,

The Turk Road Extension Neighborhood:

James & Mackenzie Wyckoff

Richard & Cindy Kerr

Daniel & Emily Wiesner

Barry Tatters

Nathan & Kirsten Abbott

Colin & Marli Cooper

Matt & Rebecca Morano

235 - 2021	Town of Geneva Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Passero Associates	
Property Owner:	Missick, Greg & Elizabeth	
Tax Map No(s):	119.00-1-30.213	
Brief Description:	<p>Map amendment to rezone 64 acre parcel south of Snell Road at White Springs Road in the Town of Geneva from R1 and AG to PUD to accommodate a 6,500 SF event center.</p> <p>https://ontariocountyny.gov/DocumentCenter/View/32097/235-2021-aerial</p> <p>https://ontariocountyny.gov/DocumentCenter/View/32096/235-2021-aerial-of-lands-owned-by-applicant</p> <p>https://ontariocountyny.gov/DocumentCenter/View/32098/235-2021-subdivision</p>	

The Old Stone Mansion is eligible for but not currently listed on the State and National Register of Historic Places. The property was the scene of an extensive fire in late November 2021.

According to OnCor, there are a total of 135 contiguous acres on 6 parcels owned by the applicant. The tax parcel referenced in the referral is 13.7 acres. The re-subdivision map included with the referral does not clearly identify what 64 acres are intended for rezoning. The eastern site boundary of the Mansion proportion runs along White Springs Brook.

The application materials include a narrative that describes 4 acres of wetland and ponds that will be preserve and an additional 21 acres of forested and open areas adjacent to the wetlands. The letter of intent indicates these 25 acres will be used to comply with the PUD requirement for 35 percent open space, however, these areas are not clearly delineated as such by the PUD development plan. The narrative also indicates 8 lodging rooms will be provided in the existing stone building and parking lot expansion to accommodate a total of 50 vehicles.

The re-subdivision map included with the referral shows the event center would include 2 tents/potential future buildings, one to accommodate 200 guests (70'x135') and one to accommodate more than 250 guests (100'x135'), and adding restrooms to one of the existing outbuildings, and potential trail locations. The materials submitted indicate parties expecting more than 50 attendees will be required to arrange a shuttle service for guests.

The materials submitted reference the possibility of a membership program for access to on-site trails with trail areas and program details to be identified as part of site plan review.

The PUD regulations leave open the possibility of the Town Board or Planning Board allowing future development of approved open space.

Comments

1. The PUD development plan should show the existing R1 and AG zoning district boundaries and the proposed lands to be re-zoned.
2. The referring body in deciding whether to approve a re-zoning to PUD should include enough specificity on uses/use areas, yard dimension, parking, circulation, development density, screening, stormwater management, and location of permanent open space to clearly guide future site development activities in the absence of zoning district use and bulk regulations. The PUD development plan should outline future development activities in sufficient detail to avoid need for revocation of the PUD as outlined in 165-50 C.
3. Since the PUD regulations do not specify, any Town Board/Planning Board development plan approval should clarify whether property remains zoned PUD with the development guidelines proposed or reverts to R1 and AG zoning if construction is not commenced and the time period/allowable extension period for undertaking development.
4. The existing zoning code prohibits all uses not specifically listed. Consider whether to classify this business as a food service establishment which requires 15 parking spaces per 1,000 gross SF or to add a definition for event center.

5. Will the PUD retain the R1 standards of not more than 4 dwellings per acres, 25 percent lot coverage, 30' building height and/or applicable lot or yard standards or the AG standard of one dwelling per 10 acres, 20 percent lot coverage and 35' height or site specific standards or require a new site plan if any additional development is proposed?
6. The areas designated for events for 250 people or more is approximately 13,500 SF. The area designated for events for 200 people is approximately 9,450 SF. The area designated for potential parking is 6,750 SF. Erecting tents or building of these sizes and developing gravel or paved parking will require storm water management infrastructure. The PUD development plan should indicate general features of required related stormwater management.
7. Has the applicant/owner identified/secured any public parking area were local/regional guests could park and pick up a shuttle?
8. The referring body may want the PUD development plan to indicate general location and sizing of public water and sewer connections.
9. The referring body should discuss with the applicant how plans for re-zoned property integrate with plans for their entire holdings.

CRC Comments

1. Any commercial use site access point should be aligned or appropriately off-set to avoid turning movement conflicts with traffic entering and exiting Orchard Park Drive.
2. The referring body should review previous PUD development plans and conditions for the property and clarify their status.
3. The referring body may want to consider whether any restrictions on shuttle bus use of White Springs Road are necessary to protect the structural integrity of the town road and the character of the residential neighborhood.
4. The referring body may want to consider whether any restrictions on shuttle bus use of Ridge View Road are necessary to protect the structural integrity of the private road and the character of the residential neighborhood.
5. The referring body may want to consider criteria for allowing wedding events/live music as a primary or accessory use in various zoning districts/areas of the town. .
6. The referring body may want to consider the applicant's track record on other development proposals.

Board Motion: To retain referral 235-2021 as a class 1 and return it to the local board as incomplete. A complete application should meet the Town of Geneva requirements for the development plan required in their PUD regulations. Since the PUD development plan replaces zoning, the plan should be specific and flexible enough to guide long term/full development of the site. Many of the needed elements are mentioned in the comments.

Motion made by: Paul **Seconded by:** Steve

Vote: 13 in favor, 0 opposed, 0 abstentions **Motion carried.**

236 - 2021	Village of Victor Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Caroci, Adrahim	
Property Owner:	YMCA of Greater Rochester	
Representative:	Ellis, Esq., Tyler M.	
Tax Map No(s):	16.30-1-7.100	
Brief Description:	Use variance to establish a pediatric dentist office in the building formerly occupied by the YMCA at 200 South High Street in the Village of Victor. https://ontariocountyny.gov/DocumentCenter/View/32099/236-2021-aerial	

The applicant has provided purchase price, 2020 net loss based on 2019 renovations and appraised value if allowed to be used as a dentist office on the Village of Victor Use Variance Application form. The applicant has indicated the property has not been advertised for sale and the applicant has documented \$500,000 cost to convert or demolish and rebuild a single family home but has not documented inability to earn a reasonable rate of return using the building for any of the allowed uses including religious or education use, residence with or without home occupation, or senior citizen apartments..

The 5,000 SF building with parking area has reportedly been used as a YMCA recreation site for the last 20 years.

TRAFFIC INCREASE, BRIGHT LIGHTS. AMPLIFIED MUSIC for Snell Road, Slosson Lane, Turk Rd, White Springs Rd.

Owner Greg Missick seeks to develop 6,500 sq. ft. event center for weddings and corporate events at High Acres--
463 Snell Road.

Events for up to 450 people are planned—weddings, banquets, retreats. Tents will be used. Adequate toilets and sanitary facilities not mentioned in plan.

Missick requests Planning Board to change zoning from Single Family Residential-Agricultural to Planned Unit Development.

Access to events will be from Snell Road and/or Turk Road, with possible extension of Ridge View Road.

**State Your views and
attend the hearing.**

Finger Lakes Times | 218 Genesee St., Geneva, NY 14456

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