

**AGENDA
TOWN OF GENEVA
Public Hearing
and
Regular Town Board Monthly Meeting
May 13, 2025**

Informal Discussion – 5:30 p.m.: Informal discussion with Town Board, department heads and public.

1. Call to order- 6:00 pm. The public hearing on proposed Local Law 2 of 2025: A local law "Approving with Conditions the Rezoning of a Parcel of Land to PUD, Planned Unit Development, and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval." Legal notice was published in the Finger Lakes Times on April 16, 2025.

Public Comments-
Written Comments:
Close Public Hearing: Time: _____ p.m.

2. Call to order Regular town board meeting. Pledge of Allegiance/Opening – Councilmember Bob McCarthy.

3. Privilege of the floor.

4. Gratitudes. Water & Sewer Department team for installing our outdoor instruments for the season. Congratulations to Kyle Bunce for receiving his certification from NYS as a code enforcement officer!

5. Approval of the minutes: Approval of the minutes of the public hearing on Local Law No. 2 of April 8, 2025.

Motion _____ Second _____

Approval of the minutes of the regular meeting of the town board of April 8, 2025.

Motion _____ Second _____

6. Town Clerk's report.

Questions, comments.
The Board acknowledges receipt.

7. Code Enforcement Officer's report.

Questions, comments.
The Board acknowledges receipt.

8. Highway Superintendent's Report:

Questions, comments.
The Board acknowledges receipt.

9. Water & Sewer Superintendent's Report:

Questions, comments.
The Board acknowledges receipt.

10. Supervisor's report of finances for the previous month

Questions, comments.
The Board acknowledges receipt.

11. RESOLUTION NO. 41-2025 - Approving Abstract 5, May 2025, Bills for Payment and Prepaid Bills.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 41-2025**

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-5, May 2025, and

Whereas those abstracts and bills have been reviewed by the town 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.

12. Review of Part 1 of the Long Form Environmental Assessment Form and making the findings in Part 2 on Local Law 2 of 2025.

13. RESOLUTION NO. 42-2025 – Determination of Significance, Local Law 2 of 2025.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 42-2025**

WHEREAS, the Town of Geneva Town Board has determined Local Law No. 2 of 2025 to be a Type 1 action under the State Environmental Quality Review (SEQR) Regulations, and,

WHEREAS, the Town Board has reviewed and accepted the Environmental Record prepared on this action, and

WHEREAS, the Town Board has considered the potential impacts associated with this action.

NOW THEREFORE IT IS RESOLVED THAT the Town Board makes this Determination of Non-Significance based upon: the Long Form Environmental Assessment Form, Parts 1 and 2, prepared for this action, Town Board Public Hearing Record on the action; and, the Environmental Record prepared on the action.

IT IS FURTHER RESOLVED THAT the Town Board makes this Determination of Non-Significance based on the following reasons supporting this determination:

1. The Town Board considered the action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the SEQR Regulations; and,
2. The Town Board did review the EAF, the criteria contained in subdivision (c) of 617.7 and other supporting information to identify the relevant areas of environmental concern; and,
3. The Town Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have significant adverse impact on the environment; and
4. The Town Board did set forth its determination of significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

I, Lorie Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on May 13, 2025 by the following vote:

	Aye	Nay
Mark Venuti	_____	_____
Robert McCarthy	_____	_____
Kimberly Aliperti	_____	_____
Mitchell Wilber	_____	_____
Gordon Baxter	_____	_____

Dated: _____, 2025

Lorie Peck, Town Clerk

SEAL

14. RESOLUTION NO. 43-2025 – Adoption of Local Law No. 2 of 2025 to Change the Zoning District Classification of a Parcel and to Amend a Portion of the Town’s Zoning Map.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 43-2025**

WHEREAS a resolution was duly adopted by the Town Board of the Town of Geneva for a public hearing to be held by the Town Board on May 13, 2025, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, to hear all interested parties on a proposed Local Law approving with conditions the rezoning of a parcel of land to PUD, Planned Unit Development, and amending the official Zoning Map of the Town of Geneva in accordance with such approval; and

WHEREAS notice of the public hearing was duly advertised in the official newspaper of the Town of Geneva, on April 16, 2025 and all other notices required by law to be given were properly served, posted or given; and

WHEREAS the public hearing was duly held on May 13, 2025, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the Proposed Local Law, or any part thereof; and

WHEREAS, pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, it has been determined by the Town Board that adoption of the Local Law would not have a significant adverse effect upon the environment and could be processed by other applicable governmental agencies without further regard to SEQR; and

WHEREAS the Town Board of the Town of Geneva, after due deliberation, finds it in the best interest of the Town of Geneva to adopt the Local Law.

NOW, THEREFORE, IT IS RESOLVED that the Town Board of the Town of Geneva hereby adopts Local Law No. 2 of 2025, entitled, “A Local Law Approving with Conditions the Rezoning of a Parcel of Land to PUD, Planned Unit Development, and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval”, a copy of which is attached hereto and made a part hereof (Exhibit 1), and it is further

RESOLVED that the Town Clerk is directed to enter the Local Law in the minutes of this meeting and in the Local Law Book of the Town of Geneva, to give due notice of the adoption of the local law to the Secretary of

State of New York, to publish an abstract of this local law in the Town’s official newspaper (Exhibit 2) and to post a copy of this local law on the Town of Geneva sign board.

I, Lorie Peck, Town Clerk of the Town of Geneva, do hereby certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on May 13, 2025 by the following vote:

	Aye	Nay
Mark Venuti	_____	_____
Robert McCarthy	_____	_____
Kimberly Aliperti	_____	_____
Mitchell Wilber	_____	_____
Gordon Baxter	_____	_____

Dated: _____, 2025
Lorie Peck, Town Clerk

SEAL

15. RESOLUTION NO. 44-2025 – Appointing Allison Koczent to Town Planning Board.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 44-2025**

Whereas there is a vacancy on the Town Planning Board and town resident Allison Koczent has applied for the position and been interviewed by the Chairperson of the Town Planning Board and the Town’s Code Enforcement Officer and found suitable for the position; now therefore, it is

RESOLVED that Allison Koczent is appointed to the Planning Board of the Town of Geneva for a five-year term beginning May 13, 2025 and ending on May 12, 2030.

16. RESOLUTION NO. 45-2025 – Scheduling a Public Hearing for Proposed Local Law No. 3.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 45-2025**

WHEREAS, the Town Board of the Town of Geneva, after due deliberation, finds it in the best interests of the Town to schedule a public hearing to solicit public comment upon the proposed Local Law attached as Exhibit 3; and

WHEREAS, the Town Board has reviewed the draft of the proposed Local Law and deems it in the best interests of the Town of Geneva to proceed in accordance with the Code of the Town of Geneva and the Laws of the State of New York in adopting the Local Law,

NOW, THEREFORE, IT IS RESOLVED, that the Town Clerk is directed to schedule a public hearing to be held on June 10, 2025, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York; and be it further

RESOLVED, that the Town Clerk is directed to forward to the official newspaper of the Town a Notice of Public Hearing in the form substantially the same as that attached as Exhibit 4; and be it further

RESOLVED, that the Town Clerk is directed to post a copy of the proposed Local Law on the Town of Geneva sign board and take any and all other necessary actions to properly bring the Local Law before the Town Board of the Town of Geneva for its consideration; and be it further

RESOLVED, that the Town Clerk is directed to provide all other notices as required by law for the adoption of this local law.

I, Lorie Peck, Town Clerk of the Town of Geneva do hereby certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on May 13, 2025 by the following vote:

	Aye	Nay
Mark Venuti	_____	_____
Robert McCarthy	_____	_____
Kimberly Aliperti	_____	_____
Mitchell Wilber	_____	_____
Gordon Baxter	_____	_____

Dated: _____, 2025

Lorie Peck, Town Clerk

SEAL

17. RESOLUTION NO. 46-2025 – Supporting Legislation to Monitor and Prevent Harmful Algal Blooms.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 46-2025**

WHEREAS, Seneca Lake is the community’s most important natural asset and an essential part of its culture and identity; and

WHEREAS, the Town and City of Geneva are responsible for providing clean and safe drinking water from Seneca Lake and its environs for over 15,000 area residents; and

WHEREAS, approximately six miles of shoreline of Seneca Lake is in the Town of Geneva, along this shoreline are many residences and businesses, and the lake is used by thousands of people for fishing, boating and other forms of recreation; and

WHEREAS, Seneca Lake is under serious threat by frequent and increasingly severe blooms of cyanobacteria, known as Harmful Algal Blooms (HABs); and

WHEREAS, these blooms produce and release into the water column a collection of neurotoxins and liver toxins that are hazardous to the health and lives of humans, pets and wildlife; and

WHEREAS, Seneca Lake, as a natural body of water, is owned by the State of New York, which is ultimately responsible for the health and safety of this natural resource; and

WHEREAS, two identical bills have been introduced in the current legislative session (2024/2025), in the State Assembly A5150, and State Senate S1833, by the title: The Harmful Algal Bloom Monitoring and Prevention Act; now therefore. It is

RESOLVED, that the Geneva Town Board urges its elected state representatives, Senator Pamela Helming and Assemblymember Jeff Gallahan, to support this important legislation aimed at mounting a comprehensive and statewide effort to address the serious threat posed by Harmful Algal Blooms.

18. RESOLUTION NO. 47-2025 – Authorizing a Town-wide Revaluation of Properties for the 2026 Assessment Roll.

Motion _____ second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 47-2025**

WHEREAS the Town of Geneva has undergone the data collection of real properties within the Town and recognizes it is necessary to conduct a revaluation project of all properties for the 2026 assessment roll to maintain a uniform standard of assessment for the Town; and

WHEREAS the Ontario County Real Property Tax Office will provide assistance to the Town with the project, and the State of New York may also provide financial assistance to the Town for the implementation of a system of real property tax administration which conforms to the standards established pursuant to Subdivision 1 of section 1570 of the Real Property Tax Law; and

WHEREAS to complete the revaluation the assessor may need the assistance of Sylvia Staples, who recently retired from the county's real property tax office and consults with town assessors as needed at an hourly rate, and has offered to assist the town assessor with the town's project, at an estimated cost of \$2000-\$3500, which will be provided for in the 2025 town budget; now therefore, it is

RESOLVED the Town of Geneva requests assistance from the Real Property Tax Office of Ontario County to assist with a revaluation project to achieve and maintain a uniform standard of assessment in accordance with Section 305 of the Real Property Tax Law; and it is further

RESOLVED the Supervisor is authorized and directed to expend the necessary funds for the preparation of a revaluation plan and the establishment and maintenance of the Real Property Improvement Program, including payment to Sylvia Staples for consulting services as needed, not to exceed \$3500.00, and to make application to the Office of Real Property Tax Services for financial assistance pursuant to section 1573 of the New York State Real Property Tax Law.

I, Lorie Peck, 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 May 13, 2025 by the following vote:

	<u>Aye</u>	<u>Nay</u>
Mark Venuti	_____	_____
Kimberly Aliperti	_____	_____
Robert McCarthy	_____	_____
Mitchell Wilber	_____	_____
Gordon Baxter	_____	_____

Dated: _____, 2025
Lorie Peck, Town Clerk

19. RESOLUTION NO. 48-2025 – Appointing Assessor Under Real Property Tax Law Section 310

Motion _____ second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD**

RESOLUTION NO. 48-2025

Whereas Real Property Tax Law section 310 establishes that the appointed assessor of a municipality shall serve a six-year term, beginning October 1 and ending on September 30 of the sixth year after; and

Whereas the Town of Geneva is required to appoint an assessor to fulfill these duties in accordance with New York State law; and

Whereas the Town Board of the Town of Geneva, Ontario County, has determined that Vincent Fischer is duly qualified to continue to serve as Assessor of the Town of Geneva; now therefore, it is

RESOLVED that the Town Board of the Town of Geneva, Ontario County, appoints Vincent Fischer as Assessor of the Town for a six-year term commencing October 1, 2025 and expiring on September 30, 2031, in accordance with the provisions of Real Property Tax Law section 310; and it is further

RESOLVED that a certified copy of this resolution shall be provided to the Ontario County Director of Real Property Tax Services and the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

20. RESOLUTION NO. 49-2025 – Approving Insulation Contract for the Town Hall.

Motion _____ second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 49-2025**

Whereas water pipes on the west side of the town hall have frozen in the past, including this winter, due to poor insulation in that area; and

Whereas the code enforcement officer solicited and received three bids to insulate the area, ranging from \$21,117.30, to \$13,700.00, to \$5,340.00 by Sunrise Insulation of Dundee; and

Whereas Sunrise Insulation has done satisfactory work for the town in the past, and the code enforcement officer believes its proposal will be sufficient for our needs; now therefore, it is

RESOLVED the proposal of Sunrise Insulation, to insulate the west side of the town hall at a price of \$5,340.00, or thereabouts in case prices have changed since its February 7 quote, may be accepted.

21. RESOLUTION NO. 50-2025 – Approving Financial Institutions for Investment Purposes.

Motion _____ second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 50-2025**

Whereas the Town of Geneva's Investment Policy under Article XI requires the Town to maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments which can be made with each financial institution or dealer; and

Whereas the Town's investment advisor three+one works with and obtains rate quotes from the financial institutions on the list attached to this agenda, and recommends them as sound and fit and this list to be the list under the Town's Investment Policy; now therefore, it is

RESOLVED the list of financial institutions attached to this agenda shall be the list of financial institutions required by Article XI of the Town's Investment Policy, and \$3,000,000.00 is the maximum amount that can be invested in any one institution without prior approval of the Town Board.

22. Recycling & Disposal Station. A review of the financial impact of the station shows Income of about \$34,000 (trash cards, recycling stickers, C&D (construction and demolition) disposal charges, metal recycling income) against expenses of about \$30,000 (hauling and tip fees); however, this does not include the attendant's pay of about \$20,000. Also, the compactors cost about \$20,000 and are replaced every 6-7 years on a rotating basis. C&D income was \$1320 but expenses were \$2297. Also, the town pays the city \$5000 a year to take our brush, which we haul to the city's station regularly spring through fall.

Raise the C&D rate from 15 cents per pound to 18 cents? Would close the gap

Raise the trash card from \$75 to \$85? 245 sold in 2024

Raise the recycling sticker from \$20 to \$25? 624 sold in 2024

Wait until 2026 to make the adjustments to the trash card and recycling sticker?

23. Reports of Standing Committees

Economic Development –

Sustainability – the committee had a table at **Mission Zero** on April 26 showcasing its activities, and the town held a **Fix-it Clinic**; Reuse Systems was also represented and many people signed a sheet of interest.

Mattresses and box springs will be collected at 32 White Springs Road on May 17 from 8 to 11 – we're looking for volunteers who can help hoist a mattress into a truck.

Free Stuff Day is June 1 from 10-2 (rain date June 8) – we're looking for volunteers for this one, too! This coincides with the town's summer fest behind the town hall that will run from 11-1.

Kashong Conservation Area -

Communication –

Parks and Recreation – **Summer festival** is June 1, 11-1, behind the town hall.

24. Report of the Comprehensive Plan Committee.

25. Supervisor's Report:

The town has been recertified a Climate Smart Community at the Bronze level based on undertaking actions that reduce energy consumption or move from reliance on fossil fuels to green energy. These actions have gotten the town over \$250,000 in grants that have been used to support these actions, such as changing lighting to LED, insulating buildings, installing EV charging stations, and installing a solar field at the town hall. In the county, only the Town of Geneva and the City of Canandaigua have been certified at any level.

The highway and water & sewer departments are purchasing battery operated landscaping equipment using funds from the town's \$70,000 NYSERDA grant earned through the town's Climate Smart activities. The last purchase using these grant funds will be for a heat pump for the old town hall to replace the old wall air conditioner; the heat pump will provide A/C and supplement or replace the heat from the boiler as appropriate. Three bids were obtained for the heat pump and the low bid from Isaac at \$4,700.00 has been accepted (high bid was \$6,420.00).

Reuse Systems, Inc. is advertising for a Project Coordinator to lead the effort. A job description and ad for the position is available on the Town's website.

Selected Meetings and Events

April 9 – Traffic Safety Board meeting

County Ways & Means Committee meeting

April 11 – Meeting of Working Group for county Solid Waste Management Plan & Strategic Plan for Dept. of Sustainability and Solid Waste Management

April 14 – Meeting with GreenSpark Solar reps on town hall installation

Meeting of Geneva 2030 Executive Board

April 17 – Meeting of Ontario County Board of Supervisors

April 18 – Meeting with officials regarding Community Development Block Grant applications for two town businesses

April 21 - Meeting of County Management Compensation Program Committee

April 23 – Reuse Systems, Inc. project coordinator search committee

April 24 – Reuse Systems board meeting

April 25 – Meeting with three+one representative about investing town funds

Meeting with Seneca Watershed Steward Ian Smith about projects on town property

April 28 - County Planning & Environmental Quality Committee meeting

April 30 - County Ways & Means Committee meeting

Seneca Watershed Intermunicipal Organization meeting

May 6 – Meeting with MRB rep working on Comprehensive Plan update

May 7 – Seneca-Keuka Watershed Partnership meeting

May 8 - Ontario County Board of Supervisors meeting

26. Old Business. Report on Fire Services meeting with City of Geneva Fire Chief – Bob McCarthy

27. New Business.

28. Privilege of the floor.

29. The supervisor requests a motion to go into executive session to discuss a matter leading to discipline of town employees. Motion _____ Second _____ Time _____ Time adjourned _____

30. Adjourn: Motion _____ Second _____ Time _____

Exhibit 1

FILING LOCAL LAW New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County
City
Town of Geneva
Village

Local Law No. **2** of the year **2025**

A local law **"Approving with Conditions the Rezoning of a Parcel of Land to PUD Planned Unit Development and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval"**

(Insert Title)

Be it enacted by the **Town Board** (Name of Legislative Body)

County
City
Town of Geneva as follows:
Village

Section 1: The Official Zoning Map of the Town of Geneva, adopted pursuant to Section 165-5 of the Zoning Law of the Town of Geneva, is hereby amended as follows:

Tax Account No. 90.00-2-75.210, containing 65.00 acres of land and currently zoned R-2 Residential Rural District, on the west side of Carter Road, is rezoned in its entirety to PUD Planned Unit Development District subject to the following conditions:

1. All site features are to comply with the Town of Geneva Site Design and Development Criteria adopted July 9, 2019 (as amended), unless otherwise specified in these conditions.
2. Sidewalk construction to be consistent with the Town of Geneva Site Design and Development Criteria except for sidewalk width; a four-foot sidewalk width will be acceptable.
3. As part of site-plan review with the Town Planning Board, seeding and vegetation for the stormwater control ponds, swales and adjacent open space proposed for dedication to the Town must be designed for ease of maintenance and use native species.
4. Design stormwater management and treatment facilities to maximize use of green infrastructure and onsite infiltration of stormwater, and where practicable incorporate stormwater treatment facilities as amenities into any proposed open space and recreation areas.

5. Adhere to the standards for outdoor lighting set forth in Section 165-36 of the Town of Geneva Zoning Code, and wherever practicable incorporate use of LED and other low energy consumption lighting technology into the site design.
6. Integrate wherever practicable renewable energy sources and/or energy conservation facilities and equipment into the project design.
7. Fire hydrants shall be placed in accordance with the approval of the fire department and Town Code Enforcement Officer.
8. Final site plan review shall be completed by the Town Planning Board for compliance with the Town's Planned Unit Development regulations and Town of Geneva Zoning Code Section 165, Article VIII, Site Plan Review.
9. Only the uses and layout set forth on the Rolling Hills Subdivision Planned Unit Development Site Plan dated April 2025, and received by the Town on April 2, 2025, that is on file with the Town, shall be part of any final site plan approval.
10. The sidewalk, crosswalks and signs shown on the Rolling Hills Subdivision, Carter Road Sidewalk map, last dated February 20, 2025, and received by the Town on February 20, 2025, must be constructed by the time a home is occupied in the development. Sidewalk construction shall be coordinated with the Town Highway Superintendent, with all traffic control and safety measures required by the Highway Superintendent, and subject to approval of the Highway Superintendent. If any easements are needed to construct the sidewalks, the developer, at its sole cost, shall acquire them and have them recorded in the Ontario County Clerk's Office.
11. A map, plan and report for a drainage district and a map and plan for a sidewalk district must be provided to the Town within 30 days of approval of the PUD district. Site Plan approval by the Town Planning Board shall be conditioned on the Town Board approving creation of the drainage district and sidewalk district.
12. Acceptance of dedication and/or conveyance to the Town of roads, sidewalks, storm and sanitary sewer facilities, water main, and stormwater management areas, including ponds, as shown on the Rolling Hills Subdivision Planned Unit Development Dedication Plan, dated April 2025, depends on compliance with Town standards and the requirements of the Town's attorney. All side slopes within open space to be maintained by the Town are to be no less than 1 on 3.
13. A Stormwater Management and Stormwater Pollution Prevention Plan in compliance with Town Code and design standards and the requirements of the NYS Department of Environmental Conservation is to be provided to the Town.
14. Adherence to all requirements of the Ontario County Soil and Water Conservation District and/or Seneca Watershed Intermunicipal Organization and/or any other qualified consultant chosen by the Town on the proposed stormwater management facilities to ensure preservation of Seneca Lake water quality. For any comments or recommendations provided by Ontario County Soil and Water Conservation District and/or Seneca Watershed Intermunicipal Organization or another consultant, the Planning Board shall consider them in determining whether to approve, approve with modifications or conditions, or deny the final site plan on the project associated with this property and this rezoning.
15. Adherence to the National Association of City Transportation Officials urban street design principles that streets are public spaces for people as well as arteries for traffic and transportation, and that street design should meet the needs of people walking, driving, cycling, and taking transit.

16. Adherence to the National Association of City Transportation Officials green-streets principles that street design should promote safety and mobility, sustainable stormwater management and treatment, ecosystem health and urban resilience.
17. A two-year maintenance bond or guaranty is required for all landscaping upon completion of its installation.
18. All signage must comply with Town of Geneva sign regulations, Section 165, Article VII.
19. Compliance with or acceptable response to all review comments of the Town's engineers.
20. Letter of Credit for the benefit of the Town of Geneva to cover construction and, if needed, removal of each phase of the project and restoration, to include all dedicated utilities and/or roads.
21. The entrances of the development shall comply with NYS Department of Transportation sight distance requirements for the speed limit on Carter Road.
22. The traffic study that was proposed must be completed, and the recommendations of the traffic impact report must be adopted to the extent indicated by the Town Planning Board.
23. In order to "provide for a diverse mix of quality housing for a diverse population," as called for in the Town's Comprehensive Plan, the Town plans to accept ownership of stormwater facilities and common areas, and reduce the parks and recreation fee, and the developer must construct the sidewalk described in condition number 10 above, and offer new homes with fee title to the lots at prices starting at approximately \$150,000.00, the exact price depending on the amenities selected by the buyer, e.g., basement and garage options, and changes in construction and related costs over time.

Section 2: The Town Clerk, in accordance with the provisions contained in Section 165-5 of the Zoning Law of the Town of Geneva, and upon final site plan approval by the Planning Board in accordance with Article V of the Zoning Law of the Town of Geneva, shall affix a note to the Town's Official Zoning Map that the development of the above referenced site was approved under the Town's PUD, Planned Unit Development, zoning provisions, including a reference date to the date such action was taken by the Planning Board and cause the Official Zoning Map of the Town of Geneva to be amended to show Tax Account No. 90.00-2-75.210 to now be zoned PUD, Planned Unit Development.

Section 3: If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 4: This local law shall take effect immediately upon filing with the Secretary of State.

Exhibit 2

PLEASE TAKE NOTICE that the Town Board of the Town of Geneva approved Local Law No. 2 of 2025 on May 13, 2025, which, subject to conditions, changed the zoning district classification of a parcel of land in the Town of Geneva, identified as Tax Account No. 90.00-2-75.210, from R-2 Residential Rural District to PUD Planned Unit Development District and order the amendment of the Official Town Zoning Map to show such change upon the project receiving final site plan approval

DATED: _____, 2025.

By Order of the Town Board of the Town of Geneva.

Lorie Peck
Town Clerk

Exhibit 3

NEW YORK STATE | Department of State
| Corporations, State Records & UCC
|

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

No. 3 of the year 2025

Local Law Title: Approving with Conditions the Rezoning of a Parcel of Land to PUD Planned Unit Development and Amending the Official Zoning Map of the Town of Geneva in Accordance with Such Approval

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village

of Geneva as follows on the attached pages:

For Office Use Only

Department of State Local Law Index Number: of the year 20

(The local law number assigned by the Department of State for Indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

DOS-0239-a-f (Rev. 02-25)

Section 1: The Official Zoning Map of the Town of Geneva, adopted pursuant to Section 165-5 of the Zoning Law of the Town of Geneva, is hereby amended as follows:

Tax Account No. 161.20-1-54.100, containing approximately 3.024 acres of land and currently zoned R-2 Residential Rural District and also in the Lakeview Overlay District, on the west side of New York State Route 14, is rezoned in its entirety to PUD Planned Unit Development District subject to the following conditions:

1. All site features are to comply with the Town of Geneva Site Design and Development Criteria adopted July 9, 2019 (as amended), unless otherwise specified in these conditions.
2. Design stormwater management and treatment facilities to maximize use of green infrastructure and onsite infiltration of stormwater, and where practicable incorporate stormwater treatment facilities as amenities into any proposed open space and recreation areas.
3. Adhere to the standards for outdoor lighting set forth in Section 165-36 of the Town of Geneva Zoning Code, and wherever practicable incorporate use of LED and other low energy consumption lighting technology into the site design.
4. Integrate wherever practicable renewable energy sources and/or energy conservation facilities and equipment into the project design.
5. Fire hydrants shall be placed in accordance with the approval of the fire department and Town Code Enforcement Officer.
6. Final site plan review shall be completed by the Town Planning Board for compliance with the regulations contained in the Town of Geneva Zoning Code, Article V (Planned Unit Development) and Article VIII (Site Plan Review).
7. Only the uses and layout set forth on the Concept Site Plan, C-1.00, dated August 12, 2024, that is on file with the Town, shall be part of any final site plan approval.
8. A Stormwater Management and Stormwater Pollution Prevention Plan in compliance with Town Code and design standards and the requirements of the NYS Department of Environmental Conservation is to be provided to the Town.
9. Adherence to all requirements of the Ontario County Soil and Water Conservation District and/or Seneca Watershed Intermunicipal Organization and/or any other qualified consultant chosen by the Town on the proposed stormwater management facilities to ensure preservation of Seneca Lake water quality. For any comments or recommendations provided by Ontario County Soil and Water Conservation District and/or Seneca Watershed Intermunicipal Organization or another consultant, the Planning Board shall consider them in determining whether to approve, approve with modifications or conditions, or deny the final site plan on the project associated with this property and this rezoning.
10. Adherence to the National Association of City Transportation Officials urban street design principles that streets are public spaces for people as well as arteries for traffic and transportation, and that street design should meet the needs of people walking, driving, cycling, and taking transit.
11. Adherence to the National Association of City Transportation Officials green-streets principles that street design should promote safety and mobility, sustainable stormwater management and treatment, ecosystem health and urban resilience.

12. A two-year maintenance bond or guaranty is required for all landscaping upon completion of its installation.
13. All signage must comply with Town of Geneva sign regulations contained in the Town of Geneva Zoning Code, Article VII (Signs).
14. Compliance with or acceptable response to all review comments of the Town's engineers.
15. Letter of Credit for the benefit of the Town of Geneva to cover construction and, if needed, removal of each phase of the project and restoration, to include all dedicated utilities and/or roads.
16. The entrances of the development shall comply with NYS Department of Transportation sight distance requirements for the speed limit on State Route 14.
17. Enter into and record with the Ontario County Clerk the Town's Private Road and Stormwater Control Facilities Maintenance Agreement.

Section 2: The Town Clerk, in accordance with the provisions contained in Section 165-5 of the Zoning Law of the Town of Geneva, and upon final site plan approval by the Planning Board in accordance with Article V of the Zoning Law of the Town of Geneva, shall affix a note to the Town's Official Zoning Map that the development of the above referenced site was approved under the Town's PUD, Planned Unit Development, zoning provisions, including a reference date to the date such action was taken by the Planning Board and cause the Official Zoning Map of the Town of Geneva to be amended to show Tax Account No. 161.20-1-54.100 to now be zoned PUD, Planned Unit Development.

Section 3: If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 4: This local law shall take effect immediately upon filing with the Secretary of State.

Exhibit 4

TOWN OF GENEVA NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that a public hearing will be held by the Town Board of the Town of Geneva on the 10th day of June, 2025, at 6:00 p.m., at the Geneva Town Hall, 3750 County Road 6, Geneva, New York, regarding the adoption of a Local Law which would, subject to conditions, change the zoning district classification of a parcel of land in the Town of Geneva, identified as Tax Account No. 161.20-1-54.100, from R-2 Residential Rural District to PUD Planned Unit Development District and order the amendment of the Official Town Zoning Map to show such change upon the project receiving final site plan approval.

Any person shall be entitled to be heard upon said proposed Local Law at such public hearing. Copies of said proposed Local Law are available for review at the Town of Geneva Town Hall, 3750 County Road 6, Geneva, New York 14532.

This by Resolution of the Town Board of the Town of Geneva.
Lorie Peck, Town Clerk

Bank

Adirondack Bank
Bank of America
Bank of Greene County
Bank United
BankOnBuffalo
Canandaigua National Bank
Capital Bank/Chemung Canal Trust
Capital One Bank
Citizens Bank
Community Bank
ConnectOne Bank
Customers Bank
Customers Bank
Dime Community Bank
Evans Bank
Fairfield County Bank
Five Star
Flushing
Genesee Regional Bank
Arrow Bank
Hanover Community Bank
JPMorgan Chase
Key Bank
Lyons National Bank
M&T
Modern Bank
Metropolitan Bank
NBT Bank
Pathfinder Bank
Pioneer Bank
RBC
Santander Bank
Solvay Bank
TD Bank
Tioga Bank
Tompkins Bank
Upstate National Bank
Valley Bank
Wayne Bank
Webster Bank