

**AGENDA  
TOWN OF GENEVA  
Public Hearing  
and  
Regular Town Board Monthly Meeting  
April 8, 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 March 13, 2025.

Public Comments-  
Written Comments:  
Close Public Hearing:      Time: \_\_\_\_\_ p.m.

**2. Call to order** Regular town board meeting. Pledge of Allegiance/Opening – Councilmember Gordy Baxter.

**3. Privilege of the floor.**

**4. Gratitudes.** Steve High for his work on investigating the ability of the town to institute a hotel occupancy tax.

Water & Sewer Superintendent Howard Bailey for supervision of the transfer station and Shelly Marquart for assisting with the reports.

Highway Superintendent Bernie Peck and crew for installing posts at the town hall, the Ansley School House and Brewery Ardennes for the virtual museum signs that should be going up on them in the next few months as part of a county Visitor's Connection project. We've also heard from residents pleased with how the road were maintained over the winter.

**5. Approval of the minutes:** Approval of the minutes of the regular meeting of the town board of March 11, 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. 34-2025** - Approving Abstract 4, April 2025, Bills for Payment and Prepaid Bills.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK  
RESOLUTION OF THE TOWN BOARD  
RESOLUTION NO. 34-2025**

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-4, April 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. RESOLUTION NO. 35-2025** – Recognizing the Service of James Smith.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK  
RESOLUTION OF THE TOWN BOARD  
RESOLUTION NO. 35-2025**

Whereas Town resident James Smith has served on the Town's Zoning Board of Appeals for twenty years, and as that board's chairperson for several of those years; and

Whereas Jim has well and ably served the people of the Town during those years and has now left the board at the expiration of his last term to more fully enjoy retirement and pursue other interests; now therefore, it is

RESOLVED the town board recognizes Jim for his many years of faithful service and expresses the gratitude of Town government and the people of Town, and wishes Jim many years of health and happiness.

**13. RESOLUTION NO. 36-2025** – Approving Intermunicipal Agreement with City of Geneva.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK  
RESOLUTION OF THE TOWN BOARD  
RESOLUTION NO. 36-2025**

Whereas the Town of Geneva is the recipient of grants from the U.S. Department of Agriculture and the NYS Department of Environmental Conservation to support diverting food waste from the trash and other waste reduction measures, and has been working with the City of Geneva and other partners on programs supported by these grants; and

Whereas to encourage more food waste diversion and reduce the distance this waste has to be transported for composting, the City of Geneva, with assistance from these grants and the Town, will soon

open a resource recovery park on Doran Avenue, where there are large vermiculture trenches for composting food and other organic waste, that will accept food waste, trash and recycling, much like the Town's Recycling and Disposal Station; and

Whereas the City's facility will be open Thursdays and Saturdays from 8:30 to 4:30, and will be available to Town and City residents who purchase a trash card and recycling sticker, the same as currently in use by the Town; and

Whereas the City will procure the equipment for the facility and the Town will hire the attendant who will monitor use, the expense of which will be covered by the grants; and

Whereas this will be a nine-month pilot program which is documented by an Intermunicipal Agreement between the City and Town, a copy of which is attached to this agenda and which has been approved by the City Council; now therefore, it is

RESOLVED the Town Supervisor is authorized to sign the attached Intermunicipal Agreement and fulfill the Town's responsibilities under the agreement.

**14. RESOLUTION NO. 37-2025** – Approving Contracts for Seneca Booster Pump Station.

Motion \_\_\_\_\_

Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK  
RESOLUTION OF THE TOWN BOARD  
RESOLUTION NO. 37-2025**

WHEREAS the Town of Geneva, under an Intermunicipal Agreement with the Town of Seneca will upgrade the existing Pump Station at Kashong Switch Road. The Station will be upgraded from two pumps to three pumps with associated piping, VFDs, controls and building renovations. Building expansion is also included in the scope of work. This project is undertaken to provide adequate capacity to serve current demands and needs into the future; and

WHEREAS, the bid documents were prepared in accordance with the Town Procurement Policy, NYS State Municipal Law and EFC requirements. The project received partial funding from Environmental Facilities Corporation through the DWSRF (EFC Project Number 18619) in the form of grants; and

WHEREAS, on March 17, 2025, three bids were received for General Construction. The bids ranged between \$777,777.00 and \$928,169.00, including an allowance of \$30,000.00. The low bidder is Henderson Bros Contracting, located in Central Square, New York. MRB Group has spoken with the contractor and the contractor is comfortable with its bid and the scope of work. The contractor is also aware of MBE/WBE requirements and will make a good faith effort to incorporate such companies in the scope of work. MRB has worked with the contractor previously and found the work satisfactory; and

WHEREAS, on March 17, 2025, three bids were received for Electrical Construction. The bids ranged between \$147,100.00 and \$177,000.00, including an allowance of \$15,000.00. The low bidder is O'Connell Electric Company, located in Victor, New York. MRB Group has spoken with the contractor and the contractor is comfortable with its bid and the scope of work. The contractor is also aware of MBE/WBE requirements and will make a good faith effort to incorporate such companies in the scope of work. MRB has worked with the contractor previously and found the work satisfactory; now therefore, it is

**RESOLVED** that the Town Board authorizes acceptance of the bids and awards the project to Henderson Bros Contracting in the amount of \$777,777.00, and O'Connell Electric Company in the amount

of \$147,100.00. The Town Board authorizes the Supervisor to sign the Notice of Awards and to execute all contract documents associated with these contracts.

**15. RESOLUTION NO. 38-2025-** Scheduling a Public Hearing for Proposed Law Local No. 2.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK  
RESOLUTION OF THE TOWN BOARD  
RESOLUTION NO. 38-2025**

**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 1; and

**WHEREAS**, the Town Board of the Town of Geneva has reviewed the draft of the aforementioned 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 said Local Law, now therefore, it is

**RESOLVED**, that the Town Clerk is directed to schedule a public hearing to be held on May13, 2025, at 6:00 p.m. at the Geneva Town Hall, 3750 County Road 6, Geneva, New York; and it is further

**RESOLVED**, that the Town Clerk is directed to forward to the official newspapers of the Town a Notice of Public Hearing in the form substantially the same as that attached as Exhibit 2; and it is 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 aforementioned Local Law before the Town Board of the Town of Geneva for its consideration; and it is 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, certify that the Town Board of the Town of Geneva adopted the aforementioned resolution on April 8, 2025 by the following vote:

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

Dated: \_\_\_\_\_, 2025

\_\_\_\_\_  
Lorie Peck, Town Clerk

SEAL

**16. RESOLUTION NO. 39-2025** – Authorizing Purchase of Security Cameras for Town Water Plant.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK**

**RESOLUTION OF THE TOWN BOARD**  
**RESOLUTION NO. 39-2025**

Whereas it is highly recommended the Town increase security at its wells and water treatment plant by installing cameras that can be monitored from the office of the Water & Sewer Superintendent; and

Whereas three written bids were obtained for security cameras and installation, ranging from \$8,435.76 to \$12,818.23, and the low bidder, Morchaela Management, based in Newark, New York, is understood to be a responsible bidder; and

Whereas this expense was not provided in the Town's 2025 budget but vehicle purchases and trade-ins of vehicles by the department are proving to result in excess funds over budget to cover this purchase; now therefore, it is

RESOLVED the Water & Sewer Superintendent is authorized to accept the bid of Morchaela Management and proceed with this project.

**17. RESOLUTION NO. 40-2025** – Authorizing Purchase of Security Cameras for Town Water Plant.

Motion \_\_\_\_\_

Second \_\_\_\_\_

**TOWN OF GENEVA, NEW YORK**  
**RESOLUTION OF THE TOWN BOARD**  
**RESOLUTION NO. 40-2025**

Whereas the 2025 Town budget provides for the purchase for the Water & Sewer Department of a dump truck for \$85,000.00 and the sale of the existing 2019 truck; and

Whereas the Water & Sewer Superintendent has obtained three bids for a Ford F-450 truck, ranging, with municipal discount, from \$79,665.00 to \$83,240.60, and the low bidder, Bob Johnson Ford of Avon, New York, is understood to be a responsible bidder; now therefore, it is

RESOLVED the Water & Sewer Superintendent is authorized to accept the bid of Bob Johnson Ford and order the Ford F-450 truck at the bid cost.

**18. Transfer & Recycling Station Hours.** Currently the town's station is open Wednesdays 9-5 and Saturdays 8:30-4:00. The station the town and city will open on Doran Avenue in the city will be open Thursdays and Saturdays 8:30-4:30. Should the town use the same hours for the town's station? Our attendant would be fine with a change.

**19. Community Development Block Grants.** The Supervisor has been advised two town businesses, CCMi and Geneva Foreign and Sports, are seeking to expand their facilities to accommodate increases in demand for their products and services, which will require hiring additional employees at both companies. A consultant working with the companies has asked if the Town would be willing to be the applicant for Community Development Block Grants to support these expansions; only municipalities can apply for those grants, which are available for such ventures when they will result in hiring additional employees.

**20. Townwide Revaluation of Property in 2026.** The town's equalization rate has already dropped to 87% since the last revaluation due to continuing sales above assessed value. The town assessor believes we should prepare for another revaluation in 2026.

**21. Reports of Standing Committees**

### Economic Development –

**Sustainability** – the committee met March 24 and discussed participation at **Mission Zero**, held in the city’s recreation complex on April 26 from 10-2. The town is doing a **Fix-it Clinic** there – let the supervisor know if you’re handy and can help; save your broken lamp, chair or coat with a tear and bring it down for a repair.

**Mattresses** and box springs will be collected at 32 White Springs Road on May 17 from 8-noon – 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.

Reminder: the County is sponsoring a **Household Hazardous Waste** collection event at the Flint landfill and recycling center on April 26; registration required; go to [ontariocountyrecycles.org](http://ontariocountyrecycles.org) for information on how to register and what is and is not accepted at this event. Free to county residents.

### Kashong Conservation Area -

### Communication –

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

## **22. Supervisor’s Report:**

We’ve submitted our housing building permit and other required data to the NYS Pro-Housing Community Program to be recertified for 2025 as a Pro-Housing Community. Thanks to the Code Enforcement Office for pulling together the required information.

There is a container at the town hall where residents can deposit documents they want shredded. It is secure; documents placed in the locked bin cannot be retrieved. There is a limit of one box per household per month. This is a free service sponsored by Ontario County.

The Ontario County Board of Supervisors voted at its March 27 meeting in favor of a resolution to provide the Town of Geneva with funding that will allow Reuse Systems, Inc., under contract with the town, to hire an executive director. Reuse Systems has also been approved for an employee through the Americorps/Vista program who will start in August, and Hobart & William Smith Colleges has agreed to donate an office for the team. Onward!

GreenSpark Solar is getting ready to start the solar installation at the town hall.

### Selected Meetings and Events

March 17 - County Planning & Environmental Quality Committee meeting

March 19 – Meeting with a representative of U.S. Rep. Claudia Tenney

County Ways & Means Committee meeting

Ontario County Soil & Water Conservation District Board of Directors meeting

March 20 – Conference with NYSERDA representative on grant requirements

March 27 – Meeting of Reuse Systems, Inc.’s board of directors and volunteers

Ontario County Board of Supervisors meeting

March 31 - Meeting of County Management Compensation Plan Committee

April 7 - County Planning & Environmental Quality Committee meeting

**23. Old Business.**

**24. New Business.**

**25. Privilege of the floor.**

**26. 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

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**(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

### 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 13th day of May, 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. 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.

Any resident of the Town of Geneva 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