

**AGENDA
TOWN OF GENEVA
Regular Town Board Monthly Meeting
March 11, 2025**

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

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

2. Privilege of the floor.

3. Gratitudes. The comprehensive plan update team had their first meeting led by chair Mitch Wilber.

4. Approval of the minutes: Approval of the minutes of the Public Hearing on Local Law 1 of February 11, 2025.

Motion _____ Second _____

5. Approval of the minutes: Approval of the minutes of the regular meeting of the town board of February 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. 27-2025- Approving Abstract 3, March 2025, Bills for Payment and Prepaid Bills.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 27-2025**

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-3, March, 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. 28-2025- Accepting Review of the Records of the Town Justices for 2024.

Motion _____

Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 28-2025**

Whereas the Town's independent accountants, Allied CPAs, PC, have reviewed the financial data and records of the Town Justices for the period January 1, 2024 through December 31, 2024, and have submitted a report to the Town dated January 23, 2025; now therefore it is

RESOLVED the January 23, 2025 report of Allied CPAs, PC of the financial data and records of the Town Justices for the period January 1, 2024 through December 31, 2024 is accepted.

13. RESOLUTION NO. 29-2025- Scheduling a Public Hearing for Proposed Law Local No. 2.

Motion _____

Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 29-2025**

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 April 8, 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 March 11, 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. 30-2025- Authorizing Ordering a Plow Truck.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 30 -2025**

Whereas the Town’s 2017 International plow truck is scheduled to be replaced in 2026, and the Town’s 2025 budget includes a set-aside of \$100,000.00 to be applied toward this purchase in 2026; and

Whereas the Highway Superintendent has obtained bids on a state contract for a 2026 Mack Granite truck, and the plow system and other equipment to outfit it for plowing, totaling approximately \$297,000.00; and

Whereas it can take a year or more from the time a truck with a plow system and other accessories is ordered for it to be completed and delivered; now therefore, it is

RESOLVED the Highway Superintendent is authorized to order the 2026 Mack Granite truck on the statewide contract from Conway Beam Truck Group, Inc., and the plow system and other accessories for the truck from Cives Corporation, for a total cost of approximately \$297,000.00.

15. RESOLUTION NO. 31-2025- Authorizing Water Rate Increases.

Motion _____ Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 31-2025**

Whereas the Town’s cost to provide water has increased significantly, primarily due to increases in the cost of treatment chemicals and the cost of electricity to run the pumps at the water treatment and distribution plant; now therefore, it is

RESOLVED the rate to properties that receive Town water will be increased by 3%, effective with the next bill; and it is further

RESOLVED the rate to properties in Water District 13, which is supplied by the Town of Phelps from the Town of Waterloo water plant, which has increased its rate to the Town of Geneva by 12.5%, will be increased by 10%, effective with the next bill; and it is further

RESOLVED the rate charged to the Town of Benton will be increased by 5%, effective with the next bill; and it is further

RESOLVED the rate charged to the Town of Seneca will be increased by 10%, effective with the next bill.

16. RESOLUTION NO. 32-2025- Authorizing an Agreement for a Utility Audit.

Motion _____

Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 32-2025**

Whereas the firm Troy & Banks performs utility audits (gas, electric, telecommunications, water/sewer) for the purpose of securing refunds, credits and cost reductions resulting from the discovery of charges or costs in excess of those permitted by contracts and regulations or from overcharges or billing errors; and

Whereas the fee for this service is 24% of all monies refunded or credited, and, if there are no savings to the Town, there is no fee; and

Whereas the Town has contracted with Troy & Banks for this service in the past and has benefitted from it; now therefore, it is

RESOLVED the supervisor may enter into an agreement with Troy & Banks for utility audit services as described above.

17. RESOLUTION NO. 33-2025- Accepting Review of the Records of the Town Clerk for 2024.

Motion _____

Second _____

**TOWN OF GENEVA, NEW YORK
RESOLUTION OF THE TOWN BOARD
RESOLUTION NO. 33-2025**

Whereas the Town's independent accountants, Allied CPAs, PC, have reviewed the financial data and records of the Town Clerk for the period January 1, 2024 through December 31, 2024, and have submitted a report to the Town dated _____, 2025; now therefore it is

RESOLVED the _____, 2025 report of Allied CPAs, PC of the financial data and records of the Town Clerk for the period January 1, 2024 through December 31, 2024 is accepted.

17. Reports of Standing Committees

Economic Development –

Sustainability – the County is sponsoring a Household Hazardous Waste collection event at the Flint landfill and recycling center on April 26; registration opens March 31; go to 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 –

21. Supervisor’s Report:

The Annual Financial Report of the town’s 2024 budget, income and expenditures was filed with the Office of the State Comptroller on February 15, 2025.

The Seneca 7 relay race around Seneca Lake is Sunday, April 27. It starts in the city and then through the town on Route 14 heading south; watch for runners, bikers and vans; they should be through the town pretty early in the morning.

The historical sign about the PreEmption Line will be installed on Town Hall property, near the entrance, in the next couple of months. The interactive QR code feature will not be live right away. The Town will own the sign once it’s installed. The Town has agreed to assist this county project by setting the poles the signs will be attached to at The Ansley School House and Brewery Ardennes, the other two places in the Town selected for this first phase of the project.

The town signed an agreement with Constellation New Energy to supply electricity for 24 months at .08 per kilowatt hour. Our fixed price contract with Constellation expired in December and the default NYSEG floating rate went over .10. NYSEG does not offer a fixed rate, and we used Troy & Banks to survey the market and advise us on locking in a fixed rate, which we did last week.

Selected Meetings and Events

February 12 – Meeting of the Traffic Safety Board.

Meeting with MRB Group staff assigned to assisting the town with its Comprehensive Plan update.

February 13 - Ontario County Board of Supervisors meeting.

February 18 – Meeting of County Management Compensation Plan Committee

February 19 - Ontario County Soil & Water Conservation District board meeting

February 24 - County Planning & Environmental Quality Committee meeting

March 10 – County Management Compensation Plan group meeting

22. Old Business.

23. New Business.

24. Privilege of the floor.

25. 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 plan last dated February 2025, and received by the Town on February 20, 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, last dated February 2025, and received by the Town on February 11, 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 8th day of April, 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