

**Town of Geneva
Planning Board
February 19, 2019**

Present: Teresa Ilacqua, Robert Gringeri, Eric Reuscher, Mary Ann Bell, Kenneth Nardozzi, Gary Johnson, Phillip Wilkie

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, and Pat Nicoletta, Town Engineer

Others Present: Bob Rose, Phil Ilacqua, Steve High, and John Wilson

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

Pledge of Allegiance

Meeting Minutes from October 16, 2018

Motion made by Eric Reuscher to approve the minutes with a 2nd by Kenneth Nardozzi. All in favor. Motion carried.

Applications

PUD – Geneva Crossing PB001-2019

The applicant is looking to develop 19 acres, formally know as the driving range. The PUD was approved by the Town Board on February 12, 2019. The PUD is a mixed-use development with 60,000 square feet of business of office space fronting County Road 6, then a level in the middle of the site for two 10-unit apartment buildings, and finally, two larger 90-unit apartment buildings, 4 stories in height located on the east side of the site.

The Town Board has passed a Local Law for the Zoning change with 19 conditions. The Town of Geneva Zoning for PUDs requires the Planning Board to review for Final Site Plan as stated in Town Code 165, Article V, Planned Unit Development.

Matt Newcomb, from Passero Associates, presented an overview of the Site Plan to the Planning Board and went over what the first steps would be at this point. He also spoke about the storm water management system and the sanitary/water systems. The board members asked questions about the storm water management and expressed concerns related to problems at similar sites in the Town. Matt went in to further detail about the system and how it would be set up to prevent such problems. He was asked about the proximity of the buildings to the road, which is to help visibility. Floyd Kofahl, Code Enforcement Office, added that they actually had more setback than was required.

The board members asked further questions regarding whether the housing would be market rate, the capacity of each building, if they would be building as they secured tenants, and whether a restaurant would be going in. Floyd also explained that the Town Board approved the concept, the maximum square footage, and the height of the buildings. The footprint could change, however, and will be part of what the Planning Board will be looking at as the Site Plan for each building is presented to them. Matt went over the approved height of the buildings.

Floyd went over the process of approval with the Board. The Planning Board will review the Final Site Plan and once approved will be presented with each of the phases of building. The

19 conditions that were part of the Local Law passed by the Town Board will need to be met at each stage.

Pat Nicoletta went over MRB's comments. He spoke briefly about the SEQR that was completed by the Town Board, comments and concerns that were received from SHPO, and specifics of the Medical Office Building. Once Passero Associates address the initial concerns found, MRB will prepare their final comments for the March 19th Planning Board meeting.

The board members asked further questions regarding the entrances to the site and the possibility of a roundabout at the intersection of State Routes 5 & 20 and County Road 6. They also discussed the storm water management again with Matt and when the tenants for the medical office building were looking to begin work.

Geneva Crossing Medical Building (MOB) PB002-2019 Preliminary Application

This is the first phase of the Geneva Crossing PUD. The application is for a 5,000 square foot Medical Office Building, with the potential for a 5,000 square foot addition. This will be directly off County Road 6. It is a single-story building.

The Town Code requires all new commercial buildings to go through site plan approval with the Town Planning Board as per Town Code, Chapter 165, Section Article V, Site Plan Review.

Nate Rozzi, from Rozzi Architects, and Matt Newcomb went over the plans for the Medical Office Building with the Board. The board members asked about previous projects of Rozzi Architects and what type of business would be using the addition to the building, should it be built.

The Board revisited PB001-2019, the final site plan approval for Geneva Crossing. Motion made by Robert Gringeri to set the Public Hearing for the March 19th Planning Board Meeting, with a 2nd by Eric Reuscher. All in favor. Motion Carried.

Other Business Training

Floyd discussed training information with the board members, including information provided to them at this meeting and resources that can be found online.

Formal Resolutions

Floyd went over a new decision form that will be used for Formal Resolutions made by the Planning Board and the process for completing and posting them.

Seneca Turk Resort

This PUD has not been approved yet. The Public Hearing for the local law will be held in March. If passed, it will be in front of the Planning Board in April.

Townside at PreEmption

Floyd updated the Board on the progress. Spoke about foundations that are currently in and timeline for buildings. Discussed issues with trees and vegetation with surrounding neighbors and the resolutions that everyone involved came to.

Plaza on 14A

Currently have two interested parties that would want the entire plaza. One would be looking to rebuild existing structure, the other would demolish and rebuild.

Motion made by Eric Reuscher to adjourn, 2nd by Teresa Ilacqua. All in favor, motion carried at 8:00 pm.