

**Town of Geneva  
Planning Board  
March 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, Steve High, John Wilson, Matt Newcomb, and Brian McKinnon

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

**Pledge of Allegiance**

**Public Hearing**

**PUD – Geneva Crossing PB001-2019**

The applicant is looking to develop 19 acres, formally known 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 or 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.

Chair Mary Ann Bell opened the Public Hearing and asked if anyone from the public wished to speak. There were none. The board confirmed with Code Enforcement Officer Floyd Kofahl that notices went out and that he did not receive any comments.

Motion made by Phillip Wilkie to close the Public Hearing with a 2<sup>nd</sup> by Kenneth Nardozzi. All in favor. Motion carried.

**Meeting Minutes from February 19, 2019**

Motion made by Teresa Ilacqua to approve the minutes with a 2<sup>nd</sup> by Robert Gringeri. All in favor. Motion carried.

**Applications**

**PUD – Geneva Crossing PB001-2019**

The board returned to the final site plan review. Pat Nicoletta went over MRB's comments. He noted which ones had already been addressed and what Matt Newcomb, from Passero Associates, has confirmed that the applicant will comply with. He confirmed that there was nothing of major significance, and everything on the list was technical in nature or minor. The board members did not have further questions.

Floyd reminded the board that they received the local law for the PUD last month, which included the Town's conditions. If the Planning Board were to approve the final site plan tonight, they would want to include conditions regarding the local law and the letter from MRB.

The board members asked both Pat and Matt Newcomb questions regarding the storm water management facility. They discussed the scheduled construction, the size, and the capacity.

Floyd reminded the board that even though this application was for final site plan for the entire PUD, as each phase is built, it will come back before the board for approval for each specific phase. Each phase will have to comply with things like landscaping. Once the Town of Geneva Design Standards are set, each new phase will have to comply as well. The board members discussed some of the landscaping that has been planned for the Medical Office Building. Matt Newcomb explained that there was a licensed landscape architect working on the project to make sure the landscaping met the code.

Confirmation was made as to what the board could approve tonight and what the next steps would be.

Motion made by Kenneth Nardozzi to approve the Geneva Crossing final PUD subdivision map as submitted with the condition that MRB's letter of March 17, 2019 be addressed to the satisfaction of the Town Engineer, Town Code Enforcement Officer, and Town Water & Sewer Department, as well as, condition two, the 18 conditions of the Local Law by the Town Board shall be met and shown by the Final Site Plan, prior to the Chairperson's signature.  
2<sup>nd</sup> by Phillip Wilkie.

Roll Call Vote to Approve:

Teresa Ilacqua – Yes	Robert Gringeri – Yes	Eric Reuscher – Yes
Mary Ann Bell – Yes	Kenneth Nardozzi – Yes	Gary Johnson – Yes
Phillip Wilkie – Yes		

Motion Carried.

### **Geneva Crossing Medical Building (MOB) PB002-2019 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.

There was a short discussion among the board.

Motion made by Eric Reuscher to approve the site plan for the Medical Office Building proposed by Passero Associates with the conditions as stated in the March 17, 2019 MRB letter to be addressed prior to the signatures from the Planning Board Chair. 2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote to Approve:

Teresa Ilacqua – Yes	Robert Gringeri – Yes	Eric Reuscher – Yes
Mary Ann Bell – Yes	Kenneth Nardozzi – Yes	Gary Johnson – Yes
Phillip Wilkie – Yes		

Motion Carried.

**Other Business**  
**Seneca Turk Resort**

Matt Newcomb presented the changes that have been made since this project was last before the Board in November. Highlights included the changes to the road in the Townhomes that now loops around instead of being a cul-de-sac, the water system in this area, and the entrance to the town homes from Turk Road. There was further discussion on the entrance/exit and the changes that had been made to address concerns. Turning lanes were added and anyone exiting the town homes to Turk road will be made to turn right and head to State Route 14. Board members asked questions regarding other proposed solutions that had been presented and Matt explained why the applicant had decided against them. They also discussed requests made to the state about changes to Turk Road regarding the speed limit and the responses received.

Board members asked questions regarding the construction of the different phases and asked for updates regarding items that have already been approved in the project. Both Matt and Floyd provided the Board with information that they had received regarding the timeline.

The Planning Board set the date for the Public Hearing for final site plan approval for the April 16<sup>th</sup> meeting of the Planning Board.

The board asked for updates regarding the golf course.

**Townside at PreEmption**

Floyd updated the Board on the progress. Spoke about the utilities inspection. Also offered to set up a meeting/walkthrough with any of the Planning Board members if they would like to visit the site. They are currently setting up a walkthrough with the Fire Department to go in and look at one of the buildings in its skeleton stage.

**Training**

The board members discussed upcoming training options, including a training event on May 17<sup>th</sup>. Teresa also shared her experience of completing the webinars and how to obtain your certificate afterwards.

**Plaza on 14A**

No news in two months but working on scheduling new meetings.

Motion made by Teresa Ilacqua to adjourn, 2<sup>nd</sup> by Kenneth Nardozzi. All in favor, motion carried at 8:10 pm.