

**Town of Geneva  
Planning Board  
April 16, 2019**

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

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

Others Present: Gillian Conde, Robert Rose, Diane Johnston, Dan Glading, Steven Peet, Matt Newcomb, John Wilson, Steve High, Brian McKinnon, Jennifer Corsaro

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

**Pledge of Allegiance**

**Meeting Minutes from February 19, 2019**

Correction made by Teresa Ilacqua. Motion made by Teresa Ilacqua to approve the minutes as amended. All in favor. Motion carried.

**New Site Plan  
Geneva Crossing PB003-2019**

The applicant is looking to build an 80-unit apartment building. This is part of the Geneva Crossing PUD approval located at the corner of County Road 6 and State Route 5 & 20. The building will be in the approved location in the southeast corner. It is proposed as a 3-story building.

Matt Newcomb, from Passero Associates, presented the site plan to the Planning Board. He reviewed the overall plan for the PUD. As part of the construction of the apartment building, both the roadway and storm water management system for the PUD would be completed. He discussed parking, utilities, and storm water management. Board members asked questions regarding the sewer system and the exact location of the building and how it would affect the tree line.

Matt introduced Gillian Conde and Dan Glading to the Board for further questions. Dan presented the present architectural plan to the Board. The board members asked questions regarding balconies, courtyards and visibility of the building from the roads. It was also questioned whether the apartments would be market value and accessibility issues were discussed, including elevators.

Pat Nicoletta from MRB went through MRB's preliminary review and comments to the applicant. He noted that there was nothing of major significance and all items should be able to be addressed before the next meeting. While going through the items Pat mentioned the requirement of an emergency access road. Brian McKinnon pointed out that they are in the process of working out an agreement but they do not own the land where the proposed access road is located. Mary Ann Bell asked about the storm water management and the City of Geneva. Both Floyd and Pat confirmed the City had approved the plan.

The board members asked questions regarding the landscaping. They discussed the height of the curbs and whether or not they could be removed, and the inclusion of pear trees. They also asked about a bus stop and the expectation of school-aged children living in the building. Due to the size of the apartments and who they will be marketed to, it is not expected that there will be many children. There will be a drop off/pick up area at the front of the building that buses can access. A van will also be present to help tenants get to appointments as need be.

Floyd confirmed for the Board that this will be reviewed by the County prior to the next Planning Board Meeting. The Public Hearing will take place at the May Planning Board Meeting and the Board could decide on approval then. Mary Ann Bell confirmed that there was nothing further to discuss.

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

The Planning Board should have to review in May. Matt Newcomb presented an update to the Board regarding when the townhomes may be started and on the golf course. Floyd added that he was trying to confirm a soft opening for the golf course in May.

### **Executive Session**

Motion made Eric Reuscher to enter executive session for legal matters, 2<sup>nd</sup> by Teresa Ilacqua. All in favor, motion carried.

Motion made Eric Reuscher to close executive session, 2<sup>nd</sup> by Robert Gringeri. All in favor, motion carried.

### **Fox Property**

The board members asked for an update. Floyd provided an update on both the case and the current condition of the property.

### **Townside at Pre Emption**

Floyd told the Board the expected move in date for the first building is the end of August. The Board also asked questions regarding the sewage treatment plant.

### **Other locations**

Meeting next week for Plaza on 14A – will hopefully have more information. Behind that lot, the Church has bought 4 acres and will be doing addition. No news on the old Pizza Hut. Red Jackets Orchards are looking to sell some of their property.

Motion made by Teresa Ilacqua to adjourn, 2<sup>nd</sup> by Kenneth Nardozi. All in favor, motion carried at 7:57 pm.