

**Town of Geneva  
Planning Board  
May 21, 2019**

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

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

Others Present: Steve High, Bob Rose, Nate Martin, Aaron Fitzgerald, Joe Gibbons, Gillian Conde, Danielle Tuden, Joe Gibbons

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

**Pledge of Allegiance**

**Public Hearing  
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.

Chair Mary Ann Bell asked if there was anyone from the public wishing to speak. Nobody wished to speak. Public Hearing closed.

**Regular Meeting  
Meeting Minutes from April 16, 2019**

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

**Geneva Crossing PB003-2019**

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Matt Newcomb, from Passero Associates, presented the site plan to the Planning Board. He explained the changes from last month's meeting which included the removal of a retaining wall. He also pointed out the already approved medical office building. He commented on the request for pear trees to be added to the landscaping.

Pat Nicoletta, from MRB, talked about items that were brought up in MRB's response letter to the applicant. This included the proposed location of the smoking shed and the dumpster enclosure. The board members discussed the possibility of moving the location of the smoking shed. They talked about alternative locations, the size and build of the smoking shed. Joe Gibbons, from SWBR, clarified for the board that the smoking shed would be two benches with a roof. The board members agreed due to the size they did not think it needed to be moved. Pat

also mentioned the inclusion of the generator in the dumpster enclosure, and Joe Gibbons explained the dumpster enclosure structure to the Board.

Pat also spoke about a fence around the storm water management pond. The board members discussed options that would be safe but still look appealing. Matt Newcomb also mentioned the slope of the pond and the DEC requirements for fencing as a result. The board members asked questions regarding the vegetation that would remain as a buffer to the pond and the terrain between the neighboring little league area and the pond. They also spoke about the possibility of the emergency access road and location of crash gates on said road. The Board requested signage on both the fence for the pond and the crash gates.

Pat explained to the Board that the other items in the letter were technical in nature and they would work with the applicant on.

Motion made by Eric Reuscher to conditionally approve the 80-unit apartment building based on the conditions of MRB's letter of May 21, 2019. 2<sup>nd</sup> by Gary Johnson. All in favor. Motion carried.

### **Seneca Turk Resort PB004-2019 Final PUD Approval**

This is for a PUD at the corner of State Route 14 and Turk Road. The PUD includes a 120-unit Hotel, a 50-unit Condo area, an Event Center, 120 Townhomes, a Winery Restaurant, a Clubhouse/Retail Pad, and a Retail/Restaurant Pad. The Town Board approved the PUD and the Town Code requires the Planning Board to complete a Final Site plan review of the PUD. This will also be going before the Zoning Board for the Lakeview Overlay District compliance.

Matt Newcomb presented an overview to the Board. He mentioned that there is a developer looking at the townhomes and that Greg Missick is looking to downsize the winery.

Mary Ann Bell asked about the golf course and Matt talked about the potential for a soft opening. Floyd also asked Matt to discuss the changes that were made to the entrance and exit to the townhomes. Matt explained that there would be a right turn lane added to Turk Road for people entering the townhomes and the exit out would be right turn only, meaning all traffic out of the townhomes would go towards State Route 14. He also mentioned the change from a cul-de-sac to a looped road in the townhomes. Board members asked questions regarding the exit from the townhomes and the other options that were discussed, including a road from the townhomes to State Route 14. Matt Newcomb explained the options that were considered and why the decision was made to go with what was on the plans now. He also answered the Board's questions regarding the plans for the phases and the current plans for what would be built first.

Mary Ann Bell checked to see if anyone had other comments or concerns. Motion made by Mary Ann Bell to send to the Zoning Board. 2<sup>nd</sup> by Eric Reuscher. All in favor. Motion carried.

### **Other Business**

#### **Townside at Pre Emption**

Floyd updated the Board on the project, again offering to take anyone that would like to visit. Confirmed that applications are now being accepted for the apartments and that the Town has a chart with the income levels for the apartments. Also reviewed the landscaping buffer and discussed some of the proposed landscaping.

### **Fox Property**

The Town is working with the DEC to determine what was applied for, what was approved, and what was built.

### **Lawsuit regarding approved subdivision**

Floyd provided an update to the board members regarding the reasoning behind the neighbor's lawsuit, the review that had been made by the Town thus far regarding the prior approval, and the progress of working towards a resolution.

### **Other locations**

Plaza on 14A – both potential developers have been quiet.

Mr. Kofahl stated that the Town is currently talking with other chain restaurants concerning potential locations in the Town of Geneva.

Also, Seneca Springs has potential new developer looking to move forward.

Motion made by Teresa Ilacqua to adjourn, 2<sup>nd</sup> by Gary Johnson. All in favor, motion carried at 7:53 pm.