

**Town of Geneva
Planning Board
June 18, 2019**

Present: Teresa Ilacqua, Eric Reuscher, Mary Ann Bell, Kenneth Nardozzi, Phillip Wilkie

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board

Others Present: Steve High, Phil Ilacqua, John Wilson, Ron DeBoover, Martha DeBoover, Trevor Haut

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

Pledge of Allegiance

Regular Meeting

Meeting Minutes from May 21, 2019

Correction made by Mary Ann Bell. Motion made by Eric Reuscher to approve the minutes as corrected. 2nd by Kenneth Nardozzi. 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 at their March 12, 2019 meeting. The Zoning Board reviewed the PUD for compliance with the Lakeview Overlay District. The Zoning Board approved the PUD with the condition that each phase, submitted for Site Plan review, is to come back before the Zoning Board for review and approval as it relates to the Lakeview Overlay District.

Trevor Haut, from Passero Associates, was present to answer any questions the board members may have. Eric Reuscher asked Code Enforcement Officer Floyd Kofahl if the conditions of MRB's May 13th letter had been satisfied. Floyd confirmed that the conditions of that letter had been met. Once new plans are submitted with the conditions of the Zoning Board's approval and the Planning Board's approval, MRB will do another review and issue a final letter. Floyd also mentioned the Zoning Board's conditional approval.

Mary Ann Bell asked what the first phase would be. Trevor Haut confirmed that it would be the Townhomes. She also asked about the golf course, which Floyd provided an updated on. Teresa Ilacqua asked about mowing. Floyd said he would talk to the owner but it was not a requirement.

Motion made by Phillip Wilkie with a second by Teresa Ilacqua to approve Planning Board Resolution #PB004-2019 with the following conditions:

1. All future Phases of this project will come before the Planning Board for Site Plan review and approval.
2. All conditions of approval by the Town Board, the Zoning Board, and the Planning Board are to be added to the approved set of plans.

3. A Final set of plans will be submitted to the Town Building Department to be reviewed by the Town Engineer, The Water and Sewer Supervisor, and the Code Enforcement Officer, prior to the Planning Board Chairperson signing the Mylars.
4. Two completed and signed copies are to be supplied to the Building Department for the Town records.

Roll Call Vote:

Teresa Ilacqua – Approve

Eric Reuscher – Approve

Mary Ann Bell – Approve

Kenneth Nardoizzi – Approve

Phillip Wilkie – Approve

Motion Carried.

New Site Plan Application

Massa Construction – PB005-2019

The property owner wishes to add a new 3200 square foot storage building at their location of 630 Pre-Emption Road. This is proposed to be a storage facility for their business operation. Article VIII, Site Plan Review, Section 165-73, Approval required prior to issuing a building permit for the Town Center Arterial District.

There was nobody present to speak on behalf of the applicant. Proposal made to send on to the County for review and to set the Public Hearing for the July 16, 2019 Planning Board meeting. All in favor, carried.

Other Business

Resolution from Town Board

Floyd provided a copy of Local Law No. 4 of the year 2019 to each of the board members. The Town Board issued this Local Law to change the zoning of Tax Map No. 90.00-2-72.300 from R-2 – Residential Rural District to G-1 – General Industrial District. One of the conditions of their approval were that copies of the Local Law be provided to the Planning Board. Floyd also mentioned that the owner of the property, Pat Cardinale, would be at the July Planning Board meeting for Site Plan Approval for his landscaping business, which includes storage and screening of topsoil at the property.

DeBoover – Future Site Plan Approval

Ron and Martha DeBoover were present to discuss their plans for a manure storage facility. The application will be before the board at the July meeting. They gave a brief overview of their plans. Due to a change from the DEC, they can no longer daily spread, which creates the need for a storage facility. Because of their proximity to the lake they have proposed a concrete storage facility. The plans have been approved by the NRCS and Soil & Water. They already have funding in place once approved.

Floyd added that no variances would be needed and the plans currently meet all requirements. Board members asked questions regarding the capacity. The DeBoovers discussed the capacity and how it relates to what they actually require, the vegetative treatment area they have planned, the safety fence, and road width. They also discussed that there would be no liner, but a safety seal in the base and explained the flow from the barns to the storage facility.

Training

Mary Ann Bell asked if there had been any luck in setting up a training in the Town. Floyd confirmed that he had reached out but hasn't heard back. He is compiling a list of online

training resources and local training events and will provide the list to the board members at next month's meeting.

Other News

Steve High, who attends the County Board Meetings on behalf of the Town, will be presenting summaries of the meetings to the board members going forward.

Work has begun on the Medical Office Building at Geneva Crossing. They are currently working on drying out the fill that has been brought in. Construction of the building should begin in July and they are planning on beginning the approved apartment building by the end of July.

No news regarding the plaza on 14A, but the property owner is coming in soon to meet with Floyd.

EZ Self Storage of Geneva on 14A is looking to expand. The zoning has changed since they initially received approval and the town attorney is reviewing to see if they need to come back in for approval.

Motion made by Eric Reuscher to adjourn, 2nd by Teresa Ilacqua. All in favor, motion carried at 7:30 pm.