

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

Present: Robert Gringeri, Mary Ann Bell, Kenneth Nardozzi, Gary Johnson, Phillip Wilkie

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

Others Present: Steve High, Bob Rose, John Wilson, Jessica Gauss, Ron DeBoover, Martha DeBoover, Patrick Cardinale, Bob McCarthy, Tracey Wallace, Michael Sayers

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

Pledge of Allegiance

Public Hearing

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 is required prior to issuing a building permit for the Town Center Arterial District.

Applicant Michael Sayers presented the request to the board and confirmed that no changes had been made since the application was submitted. The board members asked questions confirming the structure would be open on one side and the number of bays. The board confirmed with Steve High that the County had approved the application and did not require further action. Mary Ann Bell confirmed that there was nobody from the public wishing to speak. The Public Hearing was closed.

Code Enforcement Officer Floyd Kofahl confirmed that the site plan met the setback requirements and that everything was compliant.

Motion made by Mary Ann Bell to approve the site plan as submitted in plans PB005-2019 with a 2nd by Kenneth Nardozzi.

Roll Call Vote:

Robert Gringeri – Abstain

Mary Ann Bell – Approve

Kenneth Nardozzi – Approve

Gary Johnson – Approve

Phillip Wilkie – Approve

Motion Carried.

Public Hearing

Tru Lawn Care – PB006-2019

Tru Lawn Care is looking for site plan approval to operate its lawn care business at 2813 Carter Road. This includes an office, an accessory building, and soil storage and screening operations. Chapter 165, Article III, of the Town of Geneva Zoning Code requires a site plan review by the Planning Board prior to the issuance of a building permit for new structures in this zoning district.

The Board confirmed that the County had approved and required no further action. The applicant, Pat Cardinale, presented the basic site plan to the board members, including the

buildings, the entrance and exit locations, and plans for berms along the road. Kenneth Nardozzi added that he had met the applicant at the site and had walked through everything with him.

Tracey Wallace, a member of the public, had questions regarding the zoning change for this property. Floyd explained that the zoning change was approved by the Town Board and that the Planning Board was only charged with the site plan review. The Town Board, at their June meeting, approved a zoning change from R2 to General Industrial for this property. Floyd gave additional background as to why the request was made and the steps that were taken. Mary Ann Bell confirmed no other members of the public wished to speak. She asked the board members if they had anything further to add. Kenneth Nardozzi commented that after visiting the site with the applicant he was in favor of approving.

The Public Hearing was closed.

Motion made by Kenneth Nardozzi to approve the site plan as per submitted plans PB006-2019 with a 2nd by Phillip Wilkie.

Prior to the vote, board members asked additional questions regarding the driveway locations and the inclusion of an office at the site. A comment was also made about a review of the speed limit on the road. The board returned to the motion.

Roll Call Vote:

Robert Gringeri – Approve

Mary Ann Bell – Approve

Kenneth Nardozzi – Approve

Gary Johnson – Approve

Phillip Wilkie – Approve

Motion Carried.

Public Hearing

DeBoover Manure Storage Facility – PB007-2019

The applicant wishes to build a 2.9-million-gallon Manure Storage Facility on their farm. This is to be in compliance with DEC regulations. Town of Geneva Code Chapter 165, Section 165-35, Manure Storage Facility and Barnyard and/or Livestock Structures requires the Planning Board to review and approve installation of any manure storage facility.

Ron DeBoover presented the request to the board. He explained the need for the storage facility was due to DEC regulations. He went over the process that they had been through in preparing the plans for the manure storage facility. Floyd confirmed with the board members that they were reviewing for the approval of the manure storage facility, not for site plan approval. He also confirmed that the County had approved and did not require further action.

Kenneth Nardozzi asked the applicant about ongoing inspections from the DEC. Mr. DeBoover explained that because their operation is a medium sized CAFO, inspections from the DEC would be randomly scheduled. He explained what they would be looking for at these inspections and the precautions they have taken to combat any future issues and how much future expansion of the farm it could handle. Floyd also confirmed that he would perform an annual inspection.

The Public Hearing was closed.

Motion made by Kenneth Nardozzi to approve the manure storage facility as proposed plans in PB007-2019 with a 2nd by Robert Gringeri.

Roll Call Vote:

Robert Gringeri – Approve

Mary Ann Bell – Approve

Kenneth Nardozzi – Approve

Gary Johnson – Approve

Phillip Wilkie – Approve

Motion Carried.

Regular Meeting
Meeting Minutes from June 18, 2019

Motion made by Robert Gringeri to approve the minutes. 2nd by Phillip Wilkie. All in favor. Motion carried.

Other Business
Training

Floyd explained to the board members that the Association of Towns is lacking in their number of trainings but is sending a list of other agencies that provide trainings. Floyd will be forwarding this list to the board members.

Geneva Crossing

Currently working on the Medical Office Building. This building will be occupied by FF Thompson OBGYN. The approved 80-unit apartment building has gone out for bid.

Townside at Pre Emption

All buildings are up and work is being done on the interiors. They are hoping to be ready for the first residents by the end of August. Appliances are in two of the townhome buildings. Floyd also confirmed units are already leased and the senior building is expected to be fully occupied at opening.

Snell Road PUD

Floyd met with Greg Missick. The entire property is currently for sale. The contractor that had been interested in the townhomes is no longer interested. If the property does not sell, they may want to use the site as a resort for weddings and conferences.

Seneca Turk Townhomes

Moving forward. Floyd has met with the builder. There has also been some talk about starting the winery/restaurant building.

Other Business

No news on the Plaza on 14A.

Floyd is still speaking to a number of restaurants about moving into the Town.

Sturdy Built is open and running. Might be putting additional farm equipment outside of the store.

Both the health facility on West Washington and Finger Lakes Health on Pre Emption are renovating.

Floyd has been looking into another potential tenant for the Big Lots Plaza.

Motion made by Robert Gringeri to adjourn, 2nd by Kenneth Nardozi. All in favor, motion carried at 7:40 pm.