

**Town of Geneva
Planning Board
August 20, 2019**

Present: 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: Steve High, John Wilson, Matt Newcomb

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

Pledge of Allegiance

**Regular Meeting
Minor Subdivision Application – Geneva Crossing PUD
PB008-2019**

The applicant is looking to have the 18-acre PUD subdivided into 3 parcels. Matt Newcomb, from Passero Associates, provided the Board with an update on the previously approved Medical Office Building and the 80-unit apartment building. He then explained the requested subdivision and the requested lots. He went over the easements that would also be created to allow access to all portions of the site, allow the owner to maintain water and sewer, emergency easements, sidewalk easements, and a grading easement for potential future builds.

Pat Nicoletta, from MRB, spoke about the storm water management system and explained to the board members that the conservation easement would remain in place even if the parcel gets further subdivided in the future.

Mary Ann Bell confirmed with both Pat and Floyd that a PUD could be subdivided and confirmed the next steps the Board would take with Floyd. Pat also requested a change of the sidewalk easement, which Matt confirmed they would make. Floyd confirmed this would not need to go through the SEQR process again, as the PUD was approved and went through the process already.

Motion made by Eric Reuscher to set the Public Hearing for the September Planning Board Meeting and to send the application to the County for review. 2nd by Kenneth Nardozzi.

Roll Call Vote:

Eric Reuscher – Yes

Mary Ann Bell – Yes

Kenneth Nardozzi – Yes

Gary Johnson – Yes

Phillip Wilkie – Yes

All in favor, motion carried.

Other Business – Seneca Turk Resort

The board members asked Matt for an update on Seneca Turk Resort. He explained that the owner, Greg Missick, was currently in California working on a project, so the project here is on hold. He also spoke about another developer that is interested in working on the winery/clubhouse and townhouses. Ken asked Floyd how long they had to begin. Floyd explained they have until February 2020 to break ground.

Meeting Minutes from July 16, 2019

Motion made by Eric Reuscher to approve the minutes. 2nd by Kenneth Nardozzi. All in favor. Motion carried.

County Representative – Steve High’s Report

Steve High is the Town of Geneva Representative for the Ontario County Planning Board. He presented to the Board an overview of the County Planning Board meetings and process and what his role is in this process. He relayed general information from the meeting to the board, including information about solar farms constructed on prime farmland, parking spaces allotted in a mixed-use development, and sound ordinance wording suggestions.

Steve also shared some hot button issues that had come up recently. These included exclusionary zoning practices, spot zoning, farmworker housing, cell tower construction, solar farms and grid capacity, the impact of short-term rentals, and billboard approvals.

It was also discussed that if the County sent back an application as a denial, the Planning Board would only be able to approve using a Super Majority. Also, if comments are sent back from the County, these comments should be read into the Planning Board’s minutes.

Other Business

Mary Ann Bell asked if Floyd had any other updates or information about businesses interested in coming into the Town. He did not have any new information for the Board.

Motion made by Kenneth Nardozzi to adjourn, 2nd by Eric Reuscher. All in favor, motion carried at 7:55 pm.