

**Town of Geneva
Planning Board
September 17, 2019**

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

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Pat Nicoletta, Town Engineer, and Steve High, Town County Planning Board Representative

Others Present: Bob Rose, Phil Ilacqua, Brian Hemminger, Daniel Fegley, Mark Seeber, Bruce Borsa, Trevor Haut

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

Pledge of Allegiance

**Public Hearing
Minor Subdivision Application – Geneva Crossing PUD
PB008-2019**

The applicant is looking to have the 18-acre PUD subdivided into 3 parcels. Trevor Haut, from Passero Associates, presented the request to the board, identifying the location and size of each of the three requested parcels. He also discussed easements that would be put into place. Pat Nicoletta, from MRB, reported to the board that MRB had only found minor items that had already been addressed. The easements would just need to be reviewed. Floyd Kofahl, Code Enforcement Officer, confirmed that the subdivision does not affect the approved PUD. Steve High, Town County Planning Board Representative, reported the comments from the Ontario County Planning Board regarding the easements, parking, and traffic volume. Trevor Haut explained what they had already sent to the county for their review. Mary Ann Bell confirmed that there were no individuals from the Public wishing to speak.

The Planning Board had a discussion on the current construction of the Medical Office Building and concerns with the proximity to the road. They discussed with Floyd and Pat the location of the building and the snowplowing of the road. They also discussed flooding and the drainage plan that is being put into place. Returning to the subdivision, Mary Ann confirmed with Floyd that he had not received any comments from the Public. He had not.

Motion made by Eric Reuscher to approve the subdivision with a 2nd by Robert Gringeri. All in favor. Motion carried.

Chair Mary Ann Bell confirmed that this also ended the Public Hearing for PB008-2019.

**Public Hearing
Site Plan Review - Geneva Christian Fellowship
PB009-2019**

The Geneva Christian Fellowship wishes to expand the existing church by adding a new classroom addition to the south of the existing building. This will also include an expansion of the parking area. Brian Hemminger, from Marks Engineering, presented the plans to the Board.

He went over the current layout and the proposed plans, including drainage and lighting plans. Gary Johnson questioned the current drainage on the rear parking lot and Floyd explained why it was set up as it is.

Pat Nicoletta, from MRB, explained that most of MRB's items were technical in nature, going through the list with the board members. During the discussion the client also confirmed the siding of the addition and the possible use of a dumpster in the future. Pat also discussed the current grading of the back lot and mentioned the Board may want a release signed by the neighbor. Floyd confirmed that the Board could make this a condition of their approval. Pat also mentioned that the Board could review the landscaping. Mary Ann confirmed that there were no members of the public present wishing to speak. Steve shared the County comments regarding the stormwater management. Brian Hemminger confirmed that they had already responded back to the county, providing more information.

The board members had a discussion, specifically about the parking lot, setback requirements, and the grading of the lot. They also discussed the current landscaping of the property line and confirmed that no new signage would be added. Mary Ann Bell confirmed that the Board would like to review this at the next meeting.

Motion made by Eric Reuscher to close the Public Hearing. 2nd by Kenneth Nardozzi. All in favor. Public Hearing closed.

Motion made by Eric Reuscher to carry over the review until the next Planning Board Meeting. 2nd by Kenneth Nardozzi. All in favor. Motion carried.

Regular Meeting Meeting Minutes from August 20, 2019

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

County Representative – Steve High's Report

Steve presented information to the Board regarding the storage of large lithium batteries in nearby communities. He also discussed a current situation in which the Town of Canandaigua is regulating grass and lawn maintenance. He also discussed access management and shared information with the members regarding the recommended distance between access points. There was a discussion on the suggested access management plans versus speed limit changes.

Other Business

There was a discussion regarding lawn care companies parking their trailers on the roadside.

Floyd reported that a subdivision for a solar village should be coming before the Board in November. The Board questioned if there was any cause for concern regarding the storage of lithium batteries such as the instances that Steve presented in his report. Floyd confirmed that none of the solar farm locations in the Town were large enough for them.

Motion made by Teresa Ilacqua to adjourn, 2nd by Kenneth Nardozzi. All in favor, motion carried at 7:47 pm.