

**Town of Geneva  
Zoning Board  
May 28, 2019**

Present: James Smith, John Robbins, John Wilson, Phillip Ilacqua, and Robert Rose

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

Others present: Matt Newcomb

Chair John Wilson called meeting to order at 6:30 pm.

**Pledge of Allegiance**

**Regular Meeting  
Seneca Turk Resort**

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, and Event Center, 120 Town Homes, a Winery Restaurant, a Club House/Retail Pad, and a Retail/Restaurant Pad. The Town Board approved the PUD at the March 12<sup>th</sup>, 2019 meeting. The Planning Board and Zoning Board are required to complete the Final Site Plan review. This has gone before the Planning Board and is now presented to the Zoning Board for the Lakeview Overlay District compliance.

Code Enforcement Officer, Floyd Kofahl reviewed what had been approved as part of the PUD and what had previously been approved by the Zoning Board as part of the special use permit. He explained that the Zoning Board is tasked with reviewing compliance with the Lakeview Overlay District and the architectural. He also explained that each phase would be coming back before the Zoning Board for review.

John Wilson asked questions confirming what was approved by the PUD and who would review if a variance was required. The Board also confirmed how long the PUD was valid for before the applicant would need to apply for a renewal.

Matt Newcomb, from Passero Associates, presented the updated plans to the board members. He went over what had already been approved with the special use permit, and changes that had been made to the PUD since the Zoning Board had last seen the project. He went over the expected timeline for the first few phases, including the golf course, townhouses, and winery.

He also explained the proposed setup for the entrance and exit to the townhomes from Turk Road. Matt discussed the architectural for the winery which would be remaining similar to what was previously presented to the Zoning Board. Floyd added that any signage would come before the Zoning Board as that was not part of the PUD.

Board members asked various questions regarding the townhomes including pricing, sizing, and potential change in number of units. John Wilson confirmed that the applicant was familiar with the requirements of the Lakeview Overlay District. Matt confirmed that he was and spoke about the heights of the buildings, and building separation. They also discussed vegetative buffering needed.

John Wilson confirmed with Floyd what the board was tasked with. Floyd explained and stated that their approval could be conditioned so that each phase would come back before the Board.

Motion made by John Wilson to approve the Seneca Turk Resort PUD as submitted by Passero Associates' plans stamp-dated April 25, 2019 for the overall PUD, with the condition that the applicant present each subsequent phase for the approval of the Zoning Board's compliance with Chapter 165 Article III Section 165-19 Lakeview Overlay District. 2<sup>nd</sup> by John Robbins.

Roll Call Vote:

James Smith – Yes

John Robbins– Yes

John Wilson – Yes

Phillip Ilacqua – Yes

Robert Rose – Yes

Motion Carried.

### **Meeting Minutes from April 23, 2019**

Motion made by John Robbins to approve minutes with a 2<sup>nd</sup> by Robert Rose All in favor. Motion carried.

### **Other Business**

#### **Geneva Crossing PUD**

Floyd informed the Board that the construction of the approved Medical Office Building is set to begin on June 10<sup>th</sup>. Also, the Site Plan for the first apartment building will be back before the Planning Board at the June meeting for final approval and the applicant is hoping to begin construction in August.

#### **Seneca Turk Resort – Townhomes**

Floyd has spoken with the developer looking to partner with Greg Missick on the townhomes. Very active, reputable developer and would be hoping to break ground in 4 to 5 months.

#### **Town Side at Pre Emption**

Floyd provided an update on the progress and mentioned he would be expecting to issuing a Certificate of Occupancy for the first townhome on September 1<sup>st</sup> and for the senior building in October. He also confirmed that the Town had a chart that outlined the income requirements for applicants.

#### **Other Projects**

Both potential developers for the Plaza on 14A have been quiet.

The owner of the Mini Storage behind the Plaza on 14A had spoken to Floyd about purchasing more land and expanding. Floyd questioned the board members regarding if they recalled granting any variances for the Mini Storage in the past.

The Geneva Christian Church has bought an additional 4 acres and are building an expansion and adding more parking.

Phillip Ilacqua commented on the progress of North Farm by Sophie Elkins. Floyd provided an update on the improvements that have been made at the property, how everything is looking, and positive comments he has received from the neighbors.

Floyd also mentioned that he spoke with a contractor regarding the Seneca Springs Project, which at this point will have to go back in for approval.

Motion made by James Smith to close the meeting with a 2<sup>nd</sup> by John Robbins. All in favor. Motion carried at 7:18 pm.