

Town Of Geneva
Planning Board Agenda

AGENDA

Date: July 21, 2020

TO: **PLANNING BOARD MEMBERS:**

1) Pledge of Allegiance to the Flag

2) We have the following Public Hearings:

1. Major Subdivision and Site Plan Review:

Project Name: Geneva Solar Village

Planning Board #: PB2020-003

Tax Map #: 90.00-1-73.000

Address of Project: 212 Carter Road, Geneva, NY 14456

Project Description: The Solar Village Company, LLC is proposing the construction of a 72 multi-unit residential village within the R-5 District and 6 single family lots within the R-1 District along with associated roads, parking, living amenities, and utilities on a portion of lots 90.00-1-73.00 and 90.00-1-74.00. The existing residential dwelling and workshop will be re-purposed for the use of the residences of the community. Solar Farm Road is proposed to be dedicated to the Town and public water and sewer will be extended to service the development.

Reason for Review: Per Town of Geneva Zoning Code 136. Subdivision of Land, Subsection 136.1, Subdivisions within the Town of Geneva shall be designed and submitted for approval in compliance with the standards and procedures set forth herein and; Chapter 165 Zoning, Article VIII. Site Plan Review, 165-74 Site Plan Review for Subdivisions, Plats showing lots, blocks or sites which are subject to review pursuant to authority provided for the review of subdivisions under § 276 of the Town Law shall continue to be subject to such review and shall further be subject to review as site plans under this chapter.

Applicants Name: Tracey O. Wallace

Applicants Address: 212 Carter Road, Geneva, NY 14456

Contact Number: 315-521-1095

SPECIAL NOTES:

- A) Applicants Presentation: Will present the Application
- B) General Public: Comments from the general public
- C) Town Engineer: MRB to present their comments
- D) Town Code Enforcement: Code Enforcement Officer to comment
- E) Town County Planning Representative: Steve High to read County Planning comments

- F) Planning Board discussion: Planning Board members to discuss and ask questions
 - G) Planning Board determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.
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2. Minor Subdivision:

Project Name: Edinger/Ardennes Lot Subdivision
Planning Board #: PB2020-004
Tax Map #: 119.00-1-41.211
Address of Project: 566 Snell Road, Geneva, NY 14456
Project Description: The applicant is looking to subdivide the parcel into two lots; one of which would remain residential and one which would become Agricultural business (craft brewery)

Reason for Review: Per Town of Geneva Zoning Code 136. Subdivision of Land, Subsection 136.1, Subdivisions within the Town of Geneva shall be designed and submitted for approval in compliance with the standards and procedures set forth herein.

Applicants Name: Derek Edinger
Applicants Address: 566 Snell Road, Geneva, NY 14456
Contact Number: 650-561-5502

SPECIAL NOTES:

- A) Applicants Presentation: Derek Edinger will present the Application
 - B) General Public: Comments from the general public
 - C) Town Engineer: MRB to present their comments
 - D) Town Code Enforcement: Code Enforcement Officer to comment
 - E) Town County Planning Representative: Steve High to read County Planning comments
 - F) Planning Board discussion: Planning Board members to discuss and ask questions
 - G) Planning Board determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.
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3. Site Plan Review:

Project Name: Ardennes Brewing
Planning Board #: PB2020-005
Tax Map #: 119.00-1-41.211 (TBD based on Subdivision)
Address of Project: 566 Snell Road, Geneva, NY 14456
Project Description: The applicant is requesting Site Plan Approval to convert the property to Agricultural Commerce. The plans include renovating the existing barn and constructing a brewery and tasting room.

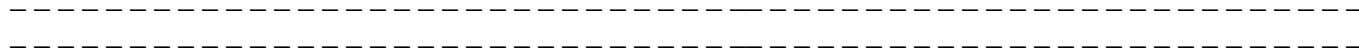
Reason for Review: Chapter 165 Zoning, Article VIII. Site Plan Review, 165-75 Application. Application for the site plan approval shall be made by the owners of the premises or by a person or firm, designated in writing by the owners to make such

application as agent or attorney at law, and any such designation by said owners shall be deemed binding upon the owners of the premises for all proceedings thereafter. All notices required to be served upon the applicant shall be deemed served upon the owners if duly served upon the agent or attorney at law for the owners.

Applicants Name: Derek Edinger
Applicants Address: 566 Snell Road, Geneva, NY 14456
Contact Number: 650-561-5502

SPECIAL NOTES:

- H) Applicants Presentation: Derek Edinger will present the Application
- I) General Public: Comments from the general public
- J) Town Engineer: MRB to present their comments
- K) Town Code Enforcement: Code Enforcement Officer to comment
- L) Town County Planning Representative: Steve High to read County Planning comments
- M) Planning Board discussion: Planning Board members to discuss and ask questions
- N) Planning Board determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.



3) We have the following applications:

2. PUD Site Plan Review:

Project Name: Self Storage – Geneva (Star Geneva, LLC)
Planning Board #: PB2020-002
Tax Map #: 103.00-3-45.200
Address of Project: 3635 Berry Fields Road, Geneva, New York 14456
Project Description: Star Development Group, LLC – Ted Filer is looking to convert the current building to a self storage facility and build a new 14,000 sq. ft. mixed-use building.

Reason for Review: Per Town of Geneva Zoning Code 165-49 Procedure, Section B (5), a final planned unit development plan shall be submitted by the applicant to the Planning Board for review and approval, or approval with modifications and/or conditions. Review of the final planned unit development plan by the Planning Board shall take into consideration the preceding action of the Town Board on the preliminary planned unit development plan.

Applicants Name: Star Development Group, LLC – Ted Filer
Applicants Address: 900 Linden Avenue, Rochester, NY 14625
Contact Number: 561-500-1000

SPECIAL NOTES:

- A) Applicants Presentation: Will present the Application

- B) Town Engineer: MRB to present their comments
- C) Town Code Enforcement: Code Enforcement Officer to comment
- D) Planning Board discussion: Planning Board members to discuss and ask questions
- E) Planning Board determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.

4) We have the minutes of the June 16, 2020 meeting for review and approval.

5) We have the minutes of the July 7, 2020 meeting for review and approval.

6) County Representative – Steve High’s report

7) Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer