

**Town of Geneva
Planning Board
June 16, 2020**

To follow applicable orders and enhance public safety, this meeting is being held using the Zoom program with a computer link and phone number that members of the public can use to observe and or listen to the meeting over the internet or regular telephone.

Present: Teresa Ilacqua, Eric Reuscher, Mary Ann Bell, Gary Johnson, Phillip Wilkie

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

Others Present: Pat Farrington, Adam Fishel, Derek Edinger, Matt Newcomb, John Wilson

Chair Mary Ann Bell called to order at 7:05 pm.

Public Hearing – Vance Metal Fabricators, Inc. PB2020-001

Vance Metal Fabricators, Inc. is looking to build a 6,000 sq. ft. addition for manufacturing space. Town of Geneva Zoning Code 165. Zoning, Article VIII. Site Plan Review 165-73 requires site plan approval of any addition for commercial work in the industrial district.

Pat Farrington presented the request to the board members. He explained the building would be for larger projects and went over the location and plans for the building.

Pat Nicoletta from MRB confirmed they had no concerns or comments. The only item they were looking for would be an aerial photo of the site. Floyd explained the location of the building to the board members and confirmed that from a code standpoint, the addition is in compliance.

Mary Ann confirmed that there were no members of the public wishing to speak.

Motion made by Phillip Wilkie to close the Public Hearing. 2nd by Eric Reuscher. All in favor. Motion carried.

Motion made by Eric Reuscher to approve the Site Plan as proposed in PB2020-001. 2nd by Phillip Wilkie. All in favor. Motion carried.

Regular Meeting

Meeting Minutes from February 18, 2020

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

Public Hearings for Ardennes Brewing and Geneva Solar Village

Motion made by Eric Reuscher to postpone the Public Hearings that were scheduled on June 16th for 566 Snell Road for Ardennes Brewing and on June 18th for 212 Carter Road for Geneva Solar Village. 2nd by Phillip Wilkie. All in favor. Motion carried.

PUD Review - Self Storage – Geneva (Star Geneva, LLC) PB2020-002

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. This is a Town Board Referral for Comments per Town of Geneva Zoning Code 165. Zoning, Article V. Planned Unit Development.

Adam Fishel, from Marathon Engineering, presented the proposal to the Board. He went over the plans for the current building and plans for a 14,000 sq. ft. outbuilding in the current parking area. He did stress that this is just a concept plan for the outbuilding, the design work will not be completed until an anchor tenant is established. The developer is looking to complete in Phases with Phase 1 being the conversion of the current building into a self-storage facility. Adam also discussed the visibility of the site from Route 5 and 20 and plans for landscaping.

Phil Wilkie asked if there was a potential restaurant in mind already or if they were just going to build first. Adam was unaware of if they were speaking to anyone specific.

Floyd reminded the Board that if they had any comments that they could forward to him to be presented at the Town Board Meeting or they could attend the meeting.

Floyd confirmed for the applicant that Board has the ability to approve a concept plan for future phases, with a final site plan review required prior to construction.

Other Business

Floyd provided updates on vacant buildings in the town and potential interest in both the old Alison's and the old Dollar Tree.

Extension Request - Geneva Crossing 80-Unit Apartment Building PB003-2019

This is request for approval extension for PB003-2019. The Applicant is looking to Build an 80-unit Apartment Building. This will be the approved location in the South East corner. It is proposed as a 3-story building. This was conditionally approved by the Planning Board at the May 21, 2019 meeting. This is part of the Geneva Crossing PUD.

Matt Newcomb, from Passero Associates, presented the request to the board members. He explained that the COVID-19 situation stalled the project, but the goal is still to move forward. He also mentioned that the owner does have parties interested in the office portion of the PUD as well. He explained that they are requesting the 6-month extension, with hopes to break ground in the next 6 months, or shortly thereafter.

There was a discussion among the board members, Matt, and Floyd verifying information the Board had already received, the timeline of the project, the need for the request, and the code requirements for extensions. The applicant confirmed that they may need to come back to the board for another extension in 6 months.

Motion made by Eric Reuscher to approve the request for extension of PB003-2019. 2nd by Teresa Ilacqua. All in favor. Motion carried.

Other

Floyd discussed procedural changes regarding sending out the County Planning Board comments directly to the board members for their review prior to the Town Planning Board Meeting.

Floyd mentioned that there may be a request for a special meeting in July before the regularly scheduled July 21st meeting.

There was a discussion among the Board regarding Seneca Turk Resort and Floyd confirmed all attempts to make contact have been unsuccessful. The builder that was interested in the project no longer seems interested.

There was a discussion regarding the concerns the board members had regarding holding Public Hearings for the other two projects and the reasoning for postponement.

Motion made by Teresa Ilacqua to adjourn, 2nd by Phillip Wilkie. All in favor, motion carried at 7:38 pm.