

**Town of Geneva
Planning Board
July 21, 2020**

To follow applicable orders and enhance public safety, this meeting was held in the Vandervort Room at the Scandling Center, Hobart & William Smith Colleges, 300 Pulteney Street, Geneva, NY 14456.

Present: Teresa Ilacqua, Robert Gringeri, Eric Reuscher, Gary Johnson, Kenneth Nardoizzi, 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: 20 members of the public

Acting Chair Eric Reuscher called to order at 7:00 pm.

**Public Hearing – Geneva Solar Village PB2020-003
Major Subdivision and Site Plan Review**

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 residents 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.

Ryan Wallace of Solar Home Factory presented the application. He clarified that there are 23 single family lots in the R5 district in addition to the 6 single family lots in the R1 district. He discussed what Phase I would consist of, including Solar Farm Road improvements and utility extensions, Eclipse Lane, 17 single family units and 10 apartments. He went over the pricing for the single-family units, the pricing for the apartments, and the current waitlist numbers. Renderings of both the single-family units and multi-units were presented. He spoke of the rainwater runoff issues in the area and discussed what they have done in the past to help. He also spoke of how the project would help bring jobs to the area.

Eric opened the floor for public comments. Dale Riley of Carter Road asked a question regarding whether a right-of-way still existed on the property. Charlie Pitifer of Carter Road went over his concerns about the project, including concern of a conflict of interest with the Town Supervisor, expected increased flooding on his property due to the construction of Solar Farm Road, concerns about dust during construction, concerns about both vehicle and foot traffic and the lack of sidewalks, and concerns about street lights. He presented a video to the board members demonstrating the water issues on his property. Carmen Guererri of Carter Road voiced his concern of only one entrance which would be right by his house. Ryan Wallace explained that the plan right now is for one entrance but down the road they would looking at coming to an agreement with the Boys & Girls Club for a second entrance through that property. Mr. Guererri also voiced concerns over dust. Ryan Wallace explained the plan would be to complete the utility extensions and water and then to pave a section of Solar Farm Road to help prevent dust.

Gary Johnson asked if the applicant had already spoken to the Boys & Girls Club, which was confirmed.

Phil Jensen expressed his concerns with the water runoff issues and presented the solutions he would like to see to make it manageable for his property. Charlie Pitifer also voiced concerns over the access to Rosewood Drive per the plans and concerns that there was nobody from Rosewood Drive present. There was further discussion on flooding issues.

Robert Switala of Bergmann Associates responded to the public comments on behalf of the applicants. He explained that the road coming into the development will be pitched to allow the water to go into the collection system that will be on the south side of the road. He spoke of offsite runoff and how though they were not required to do so, they added the ability to help treat the runoff. He stated that the roads were designed per Town Standards and that they have proposed a bus drop off to help combat pedestrian traffic issues. He also discussed the number and depth of the retention ponds.

Eric asked Pat Nicoletta of MRB to highlight MRB's comments, specifically regarding water and roads. Pat discussed that there were concerns regarding the road not being crowned due to issues with thawing and freezing water in the colder seasons. He discussed requests from the Highway Superintendent, including something to control runoff across the road and an underdrain for the integrity of the road base. Robert Switala spoke to the request to control runoff and the possibility of a gutter system.

It was asked if a traffic study was being requested. Pat confirmed that would be up to the Planning Board. There was discussion between the Board and the applicant regarding a traffic study request and the possibility of asking for one at a specific threshold.

Ken Nardozi questioned who would maintain the ditch and voiced concern over the need for a sidewalk. Ryan Wallace discussed past efforts to get a sidewalk constructed on Carter Road and the potential to work with the Boys & Girls Club to establish sidewalks through the Boys & Girls Club property. Chris Lavin, Executive Director the Boys & Girls Club, spoke about the ongoing concerns regarding sidewalks and foot traffic on Carter Road. He confirmed that when the time came, he was willing to work with the applicants to allow property access through the Boys & Girls Club property.

Floyd Kofahl, Code Enforcement Officer, presented his comments. He spoke about fire safety and highlighted a concern about turning radii. He confirmed that the Town Engineer is addressing other concerns, any lighting would be dark sky compliant, and that from a Zoning/Code standpoint, the number of units is okay. He explained that due to the number of units they were requesting a gated, emergency access road off Rosewood. Robert Switala confirmed the turning radii would be addressed and asked if the access road would be required in Phase I. Floyd confirmed that it would be.

There was a discussion among the board members regarding the concerns over traffic and water. They discussed the possibility of a traffic study and asked Pat for clarification on the water issues. Pat confirmed that the applicant has prepared a SWPPP that meets DEC requirements and MRB had provided their comments on the SWPPP. He explained that the project cannot increase runoff from the current amounts. Ryan Wallace added that they created a plan that will handle the additional runoff they will be creating plus some more, improving it from the current conditions. There was further discussion on this.

Charlie Pitifer spoke about a previous traffic study done on Carter Road and again expressed concerns regarding water runoff to his property.

Acting Chair Eric Reuscher closed the public hearing.

The Board held a discussion. They confirmed with the applicant what would be involved in Phase I and the timeline for this Phase once construction began.

Pat Nicoletta reviewed Part 1 of the SEQR for the Board. There was a discussion regarding the timeline for the SEQR and the possibility of changing the date of the next Planning Board meeting. It was confirmed that the next Planning Board Meeting would be held on Wednesday, August 26, 2020 at 7:00 pm.

Motion made by Teresa Ilacqua to declare the Planning Board's intent to be lead agency and a resolution of continuance until the next meeting. 2nd by Robert Gringeri. All in favor. Motion carried.

A five-minute break was taken.

Public Hearing – Edinger/Ardennes Lot Subdivision PB2020-004 Minor Subdivision

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).

Eric Reuscher explained that the decision made at the July 7, 2020 meeting approving this subdivision is rescinded due to the fact that a Public Hearing was not held.

Derek Edinger presented the application to the Board. He explained that he and his wife purchased the property in March and would like to maintain a business on part of the property. They are requesting the subdivision to help facilitate financial aspects of the project. He explained that they also have a different application that will be before the Board regarding the site plan for the business.

Eric opened the floor for public comments. Peter D'Silva of Snell Road began to speak about the proposed Craft Brewery. Eric asked that comments be limited to the subdivision request, as this application is not for site plan approval. Mr. D'Silva asked questions regarding the Town of Geneva Code which Floyd addressed. Eric confirmed that there were no other comments from the public. The public hearing was closed.

Floyd confirmed for the board members that the existing structures on the proposed lots met the code requirements and that no variances were needed. The two-lot subdivision would result in the house on one lot and the barn on the other lot. The board confirmed with Floyd that upon approval of the subdivision the applicant would need to receive site plan approval for a proposed business.

Motion made by Kenneth Nardozzi to approve the two-lot subdivision. 2nd by Teresa Ilacqua. Roll Call Vote:

Teresa Ilacqua – Yes	Robert Gringeri – Yes	Eric Reuscher – Yes
Gary Johnson – Yes	Kenneth Nardozzi – Yes	Phillip Wilkie – Yes

Motion Carried.

Public Hearing –Ardennes Brewery PB2020-005 Site Plan Review

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.

Stacey Edinger presented the application. She spoke about the process that they have gone through thus far, their inspiration behind the name/theme of the brewery, and their move

into the community. She spoke to how the project would retain the character of the community and the plans for preserving the historic barn on the property. She commented about the project being an allowed use per Town Code and for future plans for growing hops on site. Derek Edinger went over specifics of the facility including, max occupancy, the size of the tasting room, and plans for the remaining sections of the barn and proposed pole barn. He confirmed that the 2nd floor of the barn would be attic space and that they did not have an intention of creating an event center. He went over plans for the doors and windows and for the lighting. He spoke about traffic expectations based on previous traffic studies completed on Snell Road and expected guests at the brewery. He also went over the planned times of operation and how this compared to the peak traffic hours according to the previous studies. He spoke of their plans to improve drainage and mentioned the hope to grow hops on the property.

Allan Rossignol from Edge Architecture presented more information regarding the plans. He went over the size of the tasting room, the plans for the existing drive, the pole barn, and the new entry. He discussed the signage that will be at the new entry, the landscaping plans for the drive and the parking lot, and the lighting along the driveway. He also went over plans regarding drainage, confirming they are adding two infiltration basins and will comply with all SWPPP requirements. He went over utility plans and showed renderings from various angles.

Before opening the floor for public comments, Eric read into record received letters/emails. A letter was received from Carole Higgins expressing her concerns with the project, including stormwater drainage, use as an event space, and construction per Town Code. An additional letter was received from Carol Higgins regarding drainage and events. An email from Eric and Sarah Heieck was received in support of the project. A letter from Paul & Carrie Bleakley was received in support of the project. An email from Bob McCarthy was submitted expressing support from the Town of Geneva's Economic Development Committee. All above letters and emails are a matter of record in the Planning Board application file. The floor was then opened to public comments.

Peter D'Silva expressed his concerns, including possible plans for use an event center in the future and traffic concerns including pedestrian traffic. Carole Higgins thanked the Board for reading her letter in and requested that the Planning Board take more time to review items that may have been recently received and to review the Ontario County Planning Board Comments.

Pat Nicoletta went over MRB's comments. Floyd confirmed that the Fire Department did a full review and is satisfied with accessibility. He also confirmed the hydrant located across the street had been deemed sufficient. He also spoke about the sign that will be at the entrance and lit, providing good indication of the entrance. It was asked if this sign could be turned off during non-business hours.

Floyd also read into record a letter from Sigrid and Beth Carle in support of the project. This letter is a matter of record in the Planning Board application file.

Continuing, Floyd confirmed the brewery would be an accepted use and discussed drainage concerns. He also confirmed that although the applicant was initially looking at using as an event center, that has since been rescinded due to zoning, cost, and other factors. Regarding food service, he confirmed that breweries, wineries, and bars must serve some sort of food, but it would not be a restaurant and he did not believe catering would be involved at this point.

Pat went over Part 1 of the SEQR with the Board.

Motion made by Teresa Ilacqua to declare the Planning Board's intent to be lead agency. 2nd by Kenneth Nardozzi. All in favor. Motion carried.

Eric confirmed that there were no other comments from the public. The public hearing was closed.

The Board held a discussion regarding drainage and the grinder system that would be used for brewery waste. It was confirmed that this would be underground. The Board confirmed with the applicant that they no longer had the intention to use as an event center. Floyd confirmed that if they wished to do so in the future they would have to come back before the Planning Board for a site plan modification.

Carole Higgins asked to comment and expressed concerns of the possibility of tents or music on site down the road. Eric addressed her concerns.

There was a discussion regarding the history of the barn.

Motion for continuance made by Teresa Ilacqua. 2nd by Kenneth Nardozzi. All in favor. Motion carried.

Regular Meeting
Self-Storage – Geneva (Star Geneva, LLC) PB2020-002
PUD Site Plan Approval

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. 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.

Adam Fishel of Marathon Engineering presented the outbuilding concept and landscaping areas to the Board. He confirmed they would be asking the board to approve in concept the site plan for the outbuilding.

Pat went over MRB's comments. Floyd confirmed what is before the Board. The existing building will only have interior renovations, so this is just for the outbuilding concept. He went over conditions of approval that the Planning Board could use. Eric asked if there were comments or questions from the board members.

Motion made by Teresa Ilacqua to approve the outbuilding concept with the conditions that one, the next phase will have to come back before the Planning Board for a full site plan review as it relates to that phase and two, that the items from MRB's letter be met.

2nd by Kenneth Nardozzi. Roll Call Vote:

Teresa Ilacqua – Yes	Robert Gringeri – Yes	Eric Reuscher – Yes
Gary Johnson – Yes	Kenneth Nardozzi – Yes	Phillip Wilkie – Yes

Motion Carried.

Meeting Minutes from June 16, 2020

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

Motion made by Teresa Ilacqua to adjourn, 2nd by Robert Gringeri. All in favor, motion carried at 10:35 pm.