

**Town of Geneva  
Planning Board  
August 26, 2020**

Present: Mary Ann Bell, Robert Gringeri, Eric Reuscher, Kenneth Nardozi, Phillip Wilkie

Absent: Teresa Ilacqua, Gary Johnson

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: 13 members of the public

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

**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.

Robert Switala of Bergmann Associates updated the Board on the project. He spoke about a walkthrough that was done with Floyd and Pat at the property previously. He went over the updates to Solar Farm Road that were made and discussed the plans for drainage. He explained that although not required to, they will actually improve some of the water runoff from the site.

Ryan Wallace spoke about the walking path that will be built and connected to the Boys & Girls Club walking path. He explained how they hoped that this shorter path to the school/City of Geneva would cut down pedestrian traffic to/on Carter Road. He also spoke about a previous traffic study that Bergmann Associates took and applied to the proposed development and that there was expected to be an 8% increase during peak times.

The Board confirmed that a copy of this traffic study had been provided to the town engineer. There was a question regarding whether the applicant had a signed agreement from the Board of Directors of the Boys & Girls Club about connecting to their road in the future. The applicant did not have a letter. There was further discussion about the access to Rosewood Drive, whether the proposed Solar Farm Road was being built to Town specifications, and about the hydrant system being looped.

There was discussion between the board members and the applicant regarding a sidewalk on Solar Farm Road. Robert Gringeri, Ken Nardozi, and Eric Reuscher supported having a sidewalk built on Solar Farm Road. The applicant explained that they have a large shoulder on the road, which is larger than the shoulder on Carter Road. They stated that they thought a sidewalk would encourage people to walk down to Carter Road and then be presented with no sidewalk on Carter Road. They expressed their concerns for safety. Robert Gringeri disagreed, saying that people would be walking down Solar Farm Road regardless of having a sidewalk,

therefore, a sidewalk would be the safest option. The applicant explained they were trying to encourage people to use the walkways that would direct them to the Boys & Girls Club's walkways.

There was further discussion regarding the need for a sidewalk, the applicant's previous efforts to get a petition for a sidewalk on Carter Road, and the results of those efforts. There was also a discussion regarding the Town's Comprehensive Plan and the goal of walkable communities.

Mary Ann asked if there were questions on anything else and opened the floor to the town engineer. Pat Nicoletta explained that the Planning Board's next step would be to declare lead agency status for the SEQR review and then the Board could review parts 2 and 3 of the SEQR. There was further discussion regarding the possibility of a sidewalk, the Town regulations regarding sidewalks and the Town Comprehensive Plan. The Board discussed the process of the SEQR with Pat.

Motion made by Mary Ann Bell for the Planning Board to designate itself as the lead agency for PB2020-003. 2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote:

Robert Gringeri – Yes                      Eric Reuscher – Yes                      Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes                      Phillip Wilkie – Yes

Motion carried.

Pat read through Part 2 of the SEQR. Eric Reuscher asked if there was anything that jumped out to Pat and he confirmed that there was not. Mary Ann Bell stated that all the items were either small or no impact and the Board agreed it was not necessary to read through Part 3 of the SEQR. Pat went over the SEQR Resolution for the Determination of Environmental Significance.

Motion made by Eric Reuscher that the Planning Board does hereby make a Determination of Non-Significance on the Geneva Solar Village, and the Planning Board Chair is hereby directed to issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance. 2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote:

Robert Gringeri – Yes                      Eric Reuscher – Yes                      Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes                      Phillip Wilkie – Yes

Motion carried.

Pat read through MRB's comment letter dated August 26, 2020. During this, he had the applicant explain the Phase 1 breakdown to the Board. He also commented that the SWPPP would be reviewed once revised plans are received. The applicant confirmed that they can comply with all comments.

Mary Ann checked if Floyd had anything to add. He added that the issues from the Fire Department have been addressed. She then opened it up for Board discussion. There was another discussion regarding a sidewalk on Solar Farm Road and on Carter Road. Board members supported the idea that as a new project, they did not want to perpetuate the current problem in the area and wanted to look forward to the future and other possible developments to the project and in the town. Floyd explained to the Board that the Highway Superintendent and the Town

Board have discussed the widening of Carter Road twice this year and are looking at the schedule for upgrades to Carter Road. The Board asked that Floyd get more details on the progress of this. A member of the public asked to speak. Mary Ann explained that the Public Hearing had been held and closed at the last meeting and there would not be an opportunity to speak. The board members discussed and decided that the sidewalk should not be built until the Town widens Carter Road or puts in a sidewalk.

The Board discussed the following conditions:

1. There shall be no permits issued until the signing of the Final Site Plan
2. The applicant shall answer all comeent in MRB's letter dated August 26, 2020
3. Construction hours are to be between the hours of 7am to 7pm Monday through Friday and 7am to 6pm Saturdays and nothing on Sunday or National Holidays
4. Dust control must be maintained at all times during construction
5. Prior to the start of any additional phases, the applicant will make an application to the Planning Board for further reviews and approvals
6. After completion of the first section of phase one, the applicant will complete a full traffic study of the entire build out of phase one
7. A construction schedule will be included on the Final Drawings and reviewed by the Town Code Enforcement Officer and the Town Engineering firm MRB
8. Sidewalks will be installed after the Town Board approves the Carter Road project
9. New Drainage – SWPPP reviewed by MRB

Motion made by Eric Reuscher to approve PB2020-003 with said conditions. 2<sup>nd</sup> by Kenneth Nardozzi

Roll Call Vote:

Robert Gringeri – Yes                      Eric Reuscher – Yes                      Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes                      Phillip Wilkie – Yes

Motion carried.

A five-minute break was taken.

### **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.

Derek Edinger spoke to the Board. He explained that there were no major changes from last month. They are currently working on the water and sewer and have a few items to address from the SWPPP. Allen Rossignol from Edge Architecture talked about the updates that had been made to the site plan, highlighting the changes to the parking lot to preserve more trees. He also spoke about the application that had been submitted to SHPO, updates with NYSEG, and their meeting with the Fire Chief. Mary Ann questioned the lighting. Allen confirmed that the lighting was dark sky compliant and would be turned off at night.

Mary Ann moved to comments from the town engineer. Pat went over the resolution for the Planning Board to declare lead agency.

Motion made by Eric Reuscher for the Planning Board to designate itself as the lead agency for PB2020-005. 2<sup>nd</sup> by Kenneth Nardozzi.

Roll Call Vote:

Robert Gringeri – Yes            Eric Reuscher – Yes            Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes       Phillip Wilkie – Yes

Motion carried.

Pat read through Part 2 of the SEQR and confirmed all were either small or no impact. There was a question on #2 and Pat confirmed that MRB did not determine a large environmental impact. There was a short discussion regarding the drainage on the road and the culverts currently in place.

Motion made by Robert Gringeri that the Planning Board does hereby make a Determination of Non-Significance on the Ardennes Brewery, and the Planning Board Chair is hereby directed to issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance. 2<sup>nd</sup> by Eric Reuscher.

Roll Call Vote:

Robert Gringeri – Yes            Eric Reuscher – Yes            Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes       Phillip Wilkie – Yes

Motion carried.

Pat read through MRB's comment letter stating that the items were technical in nature. Allen Rossignol presented the proposed design of the sign to the board members. Floyd was asked if he had anything to add. He added that the Fire Department had been at the property and conducted their review. Mary Ann commented that a member of the public had wished to share a letter and she had explained that that the Public Hearing had been held and closed at the last meeting and there would not be an opportunity to speak. Eric Reuscher confirmed with Floyd that the public concerns that were brought up at the last meeting had been addressed. There was a short discussion on the timeline for working out the water with the Water & Sewer Superintendent and the City of Geneva.

The Board discussed the following conditions:

1. There shall be no events held at this location
2. The exterior lights will go out after closing
3. No exterior music is to be played
4. There shall be no reservations made for food service
5. All comments in MRB's letter dated 8/26/2020 shall be resolved prior to the any signing of the final site plans

Motion made by Eric Reuscher to approve PB2020-005 with said conditions. 2<sup>nd</sup> by Kenneth Nardozzi

Roll Call Vote:

Robert Gringeri – Yes            Eric Reuscher – Yes            Mary Ann Bell – Yes  
Kenneth Nardozzi – Yes       Phillip Wilkie – Yes

Motion carried.

**Meeting Minutes from July 21, 2020**

Motion made by Robert Gringeri to approve the minutes. 2<sup>nd</sup> by Eric Reuscher. All in favor. Motion carried.

### **Steve High's Report**

Steve updated the Board on referrals that the County Planning Board reviewed this month. He also spoke about recent lighting recommendations in Canandaigua regarding the use of LED lights and a new project that will be on the corner of 318 and 14.

### **Other Business**

The Board had a discussion with Floyd regarding sidewalks in the Town and changes that they would like to see made to the Code.

Motion made by Phillip Wilkie to adjourn, 2<sup>nd</sup> by Mary Ann Bell. All in favor, motion carried at 9:19 pm.