

**Town of Geneva
Planning Board
November 17, 2020**

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

Absent: Robert Gringeri

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

Others Present: Mark McDonald, Sarah DuVall, Melissa Peters, Pete Same

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

**PB2020-007 812 Hamilton Street
Public Hearing
Site Plan Modification**

Applicant wishes to remodel/restore the existing building, converting it into a tap room. The applicant is also looking to build a 40' x 52' accessory building to be used as a retail beverage center and a 30' x 35' patio at the front of the existing building.

Pete Same presented his application to the Board, explaining the plan for the taproom, the additional accessory building, and plans to clean up the existing property. He also provided a packet of additional information to the board members that included the business plan. This information is on file in the Planning Board file. He highlighted the map of the existing property and the map of the intended site. He also discussed drainage concerns that had been brought to their attention and explained the existing drainage that is in place and the retention site that it connects to.

Gary Johnson asked questions regarding the site to the north and about the drive-through. Pete confirmed that there is a right-of-way in place through the property to the north and that the drive-through is not part of their plan at this time. Ken Nardozzi asked questions regarding painting the roof and the exterior of the building. Pete confirmed that these items would be part of the first renovation phase. Eric Reuscher confirmed with Floyd that no variances would be needed. Gary Johnson questioned if the new accessory building would be connected to the current building and the applicant confirmed that it would be.

Mary Ann Bell asked Floyd for his comments. Floyd confirmed that it would be an allowed use and that the accessory building does meet all setback requirements. He also spoke about the drainage and the parcel that it goes to and the availability of overflow parking. Eric Reuscher asked about signage. The applicant explained that they would like to use the existing sign post and Floyd confirmed that if they kept the new sign the same dimensions it would meet code.

Mary Ann Bell asked if there were members of the public wishing to comment. Mark McDonald of 870 Pre-Emption Road shared his concerns with the Board. He voiced concerns about lighting and noise, highlighting issues they have with other properties adjacent to 812 Hamilton Street. He also questioned the location of the proposed patio, the possibility of outdoor

music, the hours of the operation, and expressed concerns regarding the overflow parking. The applicant, Pete, confirmed that the patio would be located on the 5&20 side of the current building, and that there was no intention for outdoor music. Melissa Peters added that they would have a beer/wine license, not a liquor license. Mary Ann confirmed that the proposed hours were 10am-10pm and asked Mark McDonald if he would be interested in a vegetative buffer to the overflow parking area. He explained that a buffer or a fence would be adequate and that he was mostly concerned about noise.

Gary Johnson asked Floyd about the overflow parking area. Floyd explained that this overflow parking was approved as part of the original subdivision and is currently owned by someone else. If the Planning Board would like him to, he could reach out to the owner of that lot to see if they would be okay with a buffer or fence being put onto the lot. Ken Nardozzi confirmed with Floyd that the Board would like him to move forward with that. Floyd also addressed the lighting concerns from Mark McDonald, stating that the lighting would have to be Dark Sky compliant and what that requires, and that if the applicant wished to have outdoor music in the future they would need to come back before the Board. He also explained that he could talk to the neighboring property owners regarding the other issues Mark discussed.

Mary Ann Bell closed the Public Hearing and moved on to the Board discussion. Floyd discussed the SEQR.

Motion made by Eric Reuscher to declare the Planning Board the lead agency. 2nd by Kenneth Nardozzi. All in favor, motion carried.

Eric Reuscher asked the applicant about the name of the business and there was a discussion among the applicants and board members.

Mary Ann returned to the SEQR and a motion was made by Teresa Ilacqua to approve the SEQR resolution that based on the information in the Short Form SEQR provided, the Planning Board determines a negative impact of significance. 2nd by Kenneth Nardozzi.

Roll Call Vote:

Teresa Ilacqua: Yes

Robert Gringeri: Absent

Eric Reuscher: Yes

Mary Ann Bell: Yes

Kenneth Nardozzi: Yes

Gary Johnson: Yes

Phillip Wilkie: Yes

In Favor: 6 Against: 0 Motion Carried.

Motion made by Gary Johnson to approve PB2020-007 per the application and all additional information provided. 2nd by Kenneth Nardozzi. All in favor, motion carried.

Meeting Minutes from August 26, 2020

Motion made by Mary Ann Bell to approve the minutes. 2nd by Gary Johnson. All in favor. Motion carried.

Steve High's Report

Steve updated the Board on referrals that the County Planning Board reviewed this month and the overall referrals for the year. He highlighted projects in Farmington, including apartments on 332.

Motion made by Teresa Ilacqua to adjourn, 2nd by Gary Johnson. All in favor, motion carried at 7:36 pm.