

Planning Board Members present: John Nicholas, Dave Patrick, Tim Marks. Excused Kelley Jensen. Absent: Bob Rhodes, Scott Hunt Other's present: CEO Hoover, Shana Jo Hilton, Josh Douglas, Steve Hullings, Steven and Brittney Hullings, Mr. & Mrs. Larry Japp, Molly Cappiello, Tim Japp, Chuck and Colleen Cappiello, Brittany Russ, Joe and Sarah Marquart.

The meeting was called to order at 7:30 pm. Minutes from the February 27, 2023 meeting were distributed and due to the lack of a board quorum were not acted on. Both applications will be going back to the county for review with additional information. Informational reference documents were passed out to the board. (Town of Geneva short term rental regulations, Henrico Co short term rental summary)

Hearing continuation from last meeting - Summary: Josh Douglas owner, at 4286 State Route 14A, application to operate 3 air B&B cabins behind his existing house. The cabins and pond were constructed in 2022. He is proposing to use 12ft x 32ft one room cabins to rent to adults only. He has proposed a separate bath house containing water closets and sinks with outdoor enclosed showers. The owner purposes that he lives full time in the log cabin in the front of the property and will be on site every night and will be always available by cell phone. He is considering adding a Gazebo with a hot tub at some time in the future. No other improvements were proposed. Updates to application, Mr. Douglas presented a copy of an example "Rule Book" with information and guidelines that guests would adhere to.

The applicant will be applying for a variance to allow 4 accessory buildings where one is allowed for a home base business. The 4 buildings combined are below the allowed 2500sqft maximum.

Pictures of the excavating were presented so all could see. Woods have been thinned with the creation of the pond, specifically facing houses to the north. Dave Patrick brought up prior concerns of headlights on neighboring properties. As presented the drive will be gravel with parking spaces at each cabin. CEO Hoover will ensure the driveway meets all requirements and is on the applicant's property. Cabins are proposed to have porch lights and minimal lighting along the drive to get back to cabins. Submitted site plans show all dark sky lighting. Discussion was had on screening and lighting.

Joel Marquart 1361 State Rte 245: Concerned with screening especially on the driveway 2nd turn as headlights would point directly towards them. Would like to see a privacy fence between the site and them. Mr. Douglas had no problem constructing if needed, but would not like to disturb the pine trees that are a natural screen. Mr. Douglas also spoke about continuing the existing fencing on the other side of the property as well. This would help contain guests on the property, it was also suggested that property boundaries be explained in his "Rule Book".

David Patrick asked what is offered as the overall experience? Mr. Douglas stated he plans to have games available for use (cards, board game, corn hole, etc.) Adirondack chairs, self-contained fire pits, firewood would be available for purchase on site. The pond is currently 90% full. He invited board members to drive out and look, noting the drive is complete and goes to cabin #1, please do not go further as it is not completed and very muddy/soft.

The applicant shared photos outside and inside of the 3 season cabins which his crew constructed. All the same approximately 12X32 one room cabin, small porch, insulated, air/heat, queen size bed, small frig and microwave. Adirondack chairs on porch, a contained fire pit for each unit. Water currently to bath house/cabin unit with engineered septic system.

Quiet hours discussed and Mr. Douglas stated no later than 10:00 pm and would be covered in the “Rule Book”. Security cameras are placed throughout the property.

Request for Public Comments: No additional currently.

Hearing continuation from last meeting - Summary: Steve Hullings, Owner, application regarding a home business with a wedding venue in existing barns on the property. Applicant discussed the buildings that were demolished due to amount of disrepair. Applicant discussed that remaining barns have been receiving new siding and exterior work, but no interior improvements have been done until approvals are secured. The applicant, with approval, is hoping to launch venue in mid-late summer, July-September timeframe. All reception music will be kept in the barn. Only outdoor music will be low volume introductory wedding ceremony music. Applicants are proposing 70 parking spots on the south side of the barns and 5 handicap near the front entrance. No plans for screening between parking lot and road. The applicant spoke with the Planning board in work shop several months ago before buying property. Not much has changed since the original conversation. One drive is proposed on the north side of the lot. Signs and all online advertising will

direct traffic north on Redman Road approximately 1/2mile to Route 14A to avoid as much traffic on Turnbull and Redman Rd as possible. All lighting will be dark sky compliant. Septic for barn was pumped and inspected at time of sale. Maximum occupancy is presented as 150, however CEO needs to set limits based on square footage of venue once a floor plan is presented. A maximum number can be a condition for approval. The applicant also indicated that venue could potentially be used for other events such as birthday parties during slow wedding seasons such as winter.

Updates to application, applicant is removing the guest quarters portion, as houses have been established rentals. The applicant has scaled back and will not be pursuing an outdoor bar area at this time. No use of the silos currently proposed. They will be applying for 4 variances: 1. Construct a 12X80 deck, 2. Allow an open wall building to be used as a pavilion/gazebo area, 3. Allow outdoor wedding ceremonies and use of deck, pavilion/gazebo, and courtyard, 4. Vehicle travel for home business until 10:30pm (current allowed 7:00 am – 9:30 pm)

Applicant noted CEO Hoover was on site and they conducted sound tests with DJ Grade equipment. Noting dB were as follows: inside 111dB (had to yell to hear each other talk), 72dB at the road (equal to a lawn mower running), 47dB across the road in the field. An engineering dB test has been completed and results are coming. Discussion was had on this, and the applicant agreed to having their neighbor come over and they would get the DJ system so they could hear. Steven would work directly with Molly Cappiello to complete this.

CEO Hoover stated the engineer is also working on the dimension calculations of impervious surface along with structural capacities.

Would envision ceremonies in the yard and use pavilion/gazebo as an alternative wedding ceremony site for inclement weather, courtyard would be utilized for cocktail hour, deck for guest to enjoy, privacy fence would be between courtyard and parking area up to pavilion. Wedding band reception music would be allowed only inside, light ceremony music would be outside. The barn is insulated along with 4 industrial fans. Questions were asked about fire and fire code. CEO Hoover stated he is working with the applicants to ensure the venue meets all code requirements.

Pictures were shown of before and to date showing the progress and improvements made. They will have staff and cameras to ensure guests stay on their property. Bar staff will be NYS trained and certified, along with applicants family members being on site for all events.

Prior owner knows their plan and retains the adjacent farmland and will continue to farm it and does not use manure on the land. As there is farm traffic on the road no on street parking would be allowed, applicant indicated clients will know this via the contract and violator would be subject to vehicles towed.

Molly Cappiello inquired as to if they had a contract available for her to look at, applicant indicated they are finalizing but would be more than happy to give her one once completed.

Approximate distance to neighboring homes: Turnbull's 840ft, Cappiello-Japp 1000ft. It was approximately 470ft in the field where they registered sound was 47dB. Molly Cappiello was concerned about wind carrying sound and different times during the day would possibly effect results, again Steven stated he is more than happy to get the DJ sound system and play so they could see for themselves the sound levels in and around the venue. CEO Hoover asked that they please coordinate between them and notify him once this was done.

Colleen Cappiello had more questions and concerns with the deck. The rendering shows it to be elevated, would there be doors from the main reception area out to that? Would the door be left open? How many people could the deck hold? Noise traveling from this? CEO Hoover noted the doors could be required to stay shut and only utilized as emergency exits. There was also discussion on extending and possibly making the fence higher. The deck could hold 150. Final calculations would be completed by CEO Hoover, but ZBA could place a maximum as a condition. Larry Japp also expressed concerns with the deck and noise.

Molly Cappiello inquired as to process moving forward. Special Use Permit?

CEO Hoover indicated these applications will be going to the ZBA Thursday March 30, 2023 for its second meeting of questions and answers. Both applications are going to the county for review as discussed tonight including variance requests at their April meeting. Ontario County comments will come back to both Planning and ZBA possibly for their respective April meetings.

The Planning Board once the review is complete will forward any recommendation/ suggested conditions to the ZBA. The ZBA will be acting on the variances requested and acting on Special Use Permits. Reasonable conditions can be placed and give CEO Hoover something to enforce, Special Use Permit can be revoked if repeat violation of conditions. Special Use Permits can be issued with a review/renew condition, for example review in 2 years.

Request for Public Comments: No additional currently.

With no other public comments, or business to conduct, motion was made by Dave Patrick for adjournment, 2nd by Tim Marks. Meeting adjourned at 8:50pm The next Planning Board meeting will be April 24, 2023 at 7:30pm

Respectfully submitted,
Shana Jo Hilton