



Notice of Board Meeting

Date: September 28, 2022

To: Irene Rodriguez
R.J. Passalacqua
Jason Fulton

From: Tracy Verrier, Executive Director

Re: Notice of Committee Meeting

The Geneva Industrial Development Agency's GEDC Committee will hold a Committee Meeting on Wednesday, October 5, 2022 at 3:00pm. The meeting will be at the MRB Group office, 44 Castle Street, Geneva, NY. The meeting agenda is attached and available at

<https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>. The meeting will also be livestreamed on the IDA's YouTube Channel:

<https://www.youtube.com/channel/UCVz4jDNtxuliy4SyugqQ8eg>.

Please confirm your attendance with Tracy Verrier, tracy.verrier@mrbgroup.com.

Cc: Matt Horn, MRB Group
Myles Webster, Webster Properties
Erica Collins, City of Geneva
Media: Steve Buchiere, Finger Lakes Times

City of Geneva Industrial Development Agency

GEDC Committee Meeting Agenda

Title: City of Geneva IDA -GEDC Ad Hoc Committee
Location: MRB Office, 44 Castle Street, Geneva
Date & Time: 10/5/2022 at 3:00pm



Agenda Item	Potential Outcome	Person Responsible
Call to Order		Tracy Verrier
New Business		
Elect Committee Chair	Motion to elect chair	Tracy Verrier
Review Committee Purpose	Informing the committee	Tracy verrier
Review Existing Conditions	Discussion	Tracy Verrier
Define Scenarios	Discussion	
Identify Information Needs & Next Steps	Discussion	Tracy Verrier
Unfinished Business		
None		
Executive Session		
If needed		
Adjournment	Motion to adjourn	Committee Chair

Quorum (Confirmation Required)
R.J. Passalacqua
Irene Rodriguez
Jason Fulton

Staff
Tracy Verrier
Matt Horn

Zoom will be available, and the meeting can be viewed on the GIDA's YouTube Channel

Join Zoom Meeting
 Meeting ID: 810 9325 4720
 Passcode: 141891
 Dial in: 929-205-6099

<https://us02web.zoom.us/j/81093254720?pwd=V1U3dGgwMTBpdml0YU9LSC94b21Ndz09>



NOTE: Inventory and assessment data originates with the respective local assessor

Property Information

Tax Map ID:	90.20-1-19		
Physical Address:	122 N Genesee St		
Community:	City of Geneva		
Easting:	713279		
Northing:	1049337		
Roll Section:	8	2022	Acres: 6.689
Property Class:	710 Manufacture		
School District:	Geneva City School		
Frontage:	0.00	Depth:	0.00
Heat:	WHERE TO VOTE: 10 Goodman St, Geneva (Courtyard Apartments)		
Fuel:			
Water:	Comm/public		
Sewer:	Comm/public		
NOTES:			

BUILDING DETAILS (primary bldg only):	
Year Built: 1920	Sq Ft. 77,005
Condition: Good	
Style: 2-4 sty mfg steel	
Stories: 2	Central Air:
Siding:	
Basement:	
Full Baths:	Half Baths:
Bedrooms:	Fireplaces:

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

Assessed Values:	
Full Market Value:	\$2,141,011
Total Assessment:	\$1,905,500
Land Assessment:	\$190,400

Owner Information

Owners:	CITY OF GENEVA IDA		
Address 1:	47 CASTLE ST		
City:	GENEVA		
State, ZIP:	NY	14456	
Deed Book: 1014	Deed Page: 805	Date: 5/1/1999	Comments:

Recent Sales

Residential Sales (Valid Only)



Previous Owners

OWNER NAME(S): City Of Geneva

DEED DATE: 12/01/1995

DEED BOOK: 961

DEED PAGE: 0451

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): City Of Geneva I.D.A.

DEED DATE: 10/01/1990

DEED BOOK: 902

DEED PAGE: 284

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): ONOYER,CHARLES & NENNEAU,PAUL

DEED DATE: 10/01/1990

DEED BOOK: 902

DEED PAGE: 276

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): AMERICAN CAN CO

DEED DATE: 11/01/1982

DEED BOOK: 856

DEED PAGE: 548

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): AMERICAN CAN CO

DEED DATE:

DEED BOOK: 536

DEED PAGE: 128

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): AMERICAN CAN CO

DEED DATE:

DEED BOOK: 532

DEED PAGE: 527

CLERK NUMBER:

COMMENTS:

OWNER NAME(S): AMERICAN CAN CO

DEED DATE:

DEED BOOK: 371

DEED PAGE: 509

CLERK NUMBER:

COMMENTS:



Tax Information

SPECIAL DISTRICT TAX RATES

Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
------------------	------	-------------	-------------	-------------

EXEMPTIONS

Exemption Description	Code	County	Town	Village	School
-----------------------	------	--------	------	---------	--------

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE	TAXABLE	TAX YEAR
School Tax:	20.724588 x	\$1,905,500 / 1000 =	\$39,490.70 2021-2022
County Tax:	6.306049 x	\$1,905,500 / 1000 =	\$12,016.18 2021
Town or City Tax:	16.769243 x	\$1,905,500 / 1000 =	\$31,953.79 2021
Village Tax:	0.000000 x	\$1,905,500 / 1000 =	\$0.00 2021
Municipal and School Taxes Subtotal:			\$83,460.67
+ Special District Taxes Subtotal:			
TOTAL ESTIMATED TAXES:			

SURVEYS

Survey ID	Survey Link (copy and paste in a browser)
18483	https://oncorng.co.ontario.ny.us/surveys/18483.tiff

TAX BILLS

(copy and paste link in a browser)

School:	https://oncorng.co.ontario.ny.us/TaxbillSchool/90.20-1-19_School.pdf
County/Town:	Please contact the City of Geneva at (315) 789-2114 to obtain a copy of the City tax bill
City:	Please contact the City of Geneva at (315) 789-2114 to obtain a copy of the City tax bill
Village:	

TAX MAP

https://oncorng.co.ontario.ny.us/taxmap320500/City of Geneva_090.20.pdf



Additional Inventory

IMPROVEMENTS

Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
-----------------------	------	------	------	------	------	-----------	-------

LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
-----------	------------	-------------	-------	-------	----------	-------



Individual Building Details

RESIDENTIAL BUILDINGS



COMMERCIAL BUILDINGS



Property Analysis

Type	Description	% Coverage	Acres
NRCS Soils	Schoharie silt loam, 0 to 3 percent slopes	100.0%	6.7
Utilities - Electric	NEW YORK STATE ELECTRIC & GAS	100.0%	6.7
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	6.7
Utilities - Telephone	Finger Lakes Technology Group	100.0%	6.7
Utilities - Telephone	Verizon	100.0%	6.7
Watershed	Seneca Lake	100.0%	6.7



Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% Coverage
-----------------------	-------------	------------



UNIT	TENANT	SQFT	PRICE PER SQFT	ANNUAL RENT	RENT	CAM	ELECT	GAS	Total	MONTHLY METERED UTILITY
VIRTUAL	J.B Paper Company				30.00	0.00	0.00	0.00	\$ 30.00	<input type="checkbox"/>
A100	Ibero American Action League	1,365	\$ 7.91	10,800.00	900.00	100.00	0.00	0.00	\$ 1,000.00	<input checked="" type="checkbox"/>
A102	Geneva Sound Factory	2,610	\$ 1.04	4,800.00	400.00	0.00	0.00	0.00	\$ 400.00	<input checked="" type="checkbox"/>
A103	Gleichauf Agency, LLC	140	\$ 25.71	3,600.00	300.00	0.00	0.00	0.00	\$ 300.00	<input type="checkbox"/>
A107	David Lee Foster, Esq.	512	\$ 1.17	600.00	50.00	0.00	0.00	0.00	\$ 50.00	<input type="checkbox"/>
A108	David Lee Foster, Esq.	128	\$ 14.53	1,860.00	155.00	0.00	0.00	0.00	\$ 155.00	<input type="checkbox"/>
A203	Jason G. Swartley	352	\$ 5.11	1,800.00	150.00	0.00	50.00	0.00	\$ 200.00	<input type="checkbox"/>
A204	Real Eats America Inc.	663	\$ 15.84	10,500.00	875.00	75.00	0.00	0.00	\$ 950.00	<input type="checkbox"/>
A205	Hunting Connections of NY, LLC	585	\$ 6.67	3,900.00	325.00	25.00	0.00	0.00	\$ 350.00	<input type="checkbox"/>
A206, 207, 208	Unity House of Cayuga County, Inc.	1,584	\$ 7.14	11,308.80	942.40	0.00	263.00	147.00	\$ 1,352.40	<input type="checkbox"/>
A209	Finger Lakes Film Co., LLC	1,150	\$ 5.22	6,000.00	500.00	50.00	0.00	0.00	\$ 550.00	<input type="checkbox"/>
A302	Hudson Data, LLC	970	\$ 8.57	8,915.52	692.96	0.00	125.00	68.00	\$ 885.96	<input type="checkbox"/>
A303, A306	Pretzel Logic	11,951	\$ 2.51	30,000.00	2,500.00	0.00	0.00	0.00	\$ 2,500.00	<input checked="" type="checkbox"/>
A304	Kana Studios LLC	4,121	\$ 2.40	9,888.00	824.00	0.00	0.00	0.00	\$ 824.00	<input checked="" type="checkbox"/>
A305	Geneva Theatre Guild	5,947	\$ 1.44	1,800.00	150.00	0.00	50.00	0.00	\$ 200.00	<input type="checkbox"/>
A308	Lyons National Bank	3,042	\$ 2.76	8,400.00	700.00	0.00	0.00	0.00	\$ 700.00	<input checked="" type="checkbox"/>
A310	Super Casuals	15,146	\$ 0.71	10,800.00	900.00	0.00	0.00	0.00	\$ 900.00	<input checked="" type="checkbox"/>
A311	City of Geneva DPW	31,960	\$ 0.28	9,000.00	750.00	0.00	0.00	0.00	\$ 750.00	<input checked="" type="checkbox"/>
A312	Uncharted Spirits	2,600	\$ 3.69	9,600.00	800.00	0.00	0.00	0.00	\$ 800.00	<input checked="" type="checkbox"/>
B101	Food Justice	3,000	\$ 2.10	6,300.00	525.00	0.00	0.00	0.00	\$ 525.00	<input checked="" type="checkbox"/>
B102	KitGen (City of Geneva)	5,042	\$ 3.96	19,980.00	1,665.00	0.00	0.00	0.00	\$ 1,665.00	<input checked="" type="checkbox"/>
B103	Real Eats America Inc.	20,432	\$ 1.96	40,020.00	3,335.00	710.00	0.00	0.00	\$ 4,045.00	<input checked="" type="checkbox"/>
B104	Banner Doors of NY	21,750	\$ 2.48	54,000.00	4,500.00	710.00	0.00	0.00	\$ 5,210.00	<input checked="" type="checkbox"/>
					\$ 21,969.36	\$ 1,670.00	\$ 488.00	\$ 215.00	\$ 24,342.36	

GEDC Zoning Information

Prepared: September 28, 2022

Current Zoning

GEDC is currently zoned Industrial (zone F).

Per Schedule I: Permitted Uses, the following are permitted in zone F

(<https://ecode360.com/attachment/GE1846/GE1846-350a%20Schedule%20I.pdf>)

- Apartments, upper story
- Agriculture (farms, greenhouses, nurseries and gardens)
- Cultural facilities (library, art gallery, museum, etc.)
- Public utilities
- Public utilities to service area
- Recreational and educational
- Renewable energy facility*
- Retail business or service not otherwise specifically mentioned herein
- Accessory uses customarily incidental to any of the uses mentioned herein and on the same lot
- Accessory use customarily incidental to any of the uses mentioned herein and not on the same lot*
- Airports
- Automobile storage
- Commercial parking lots
- General offices
- Laundries, commercial or dry-cleaning plant
- Motor vehicle salesrooms and repair garages
- Motor vehicle service stations
- Newspaper offices and printing shops
- Professional offices
- Restaurants
- Shopping centers
- Transportation terminal facilities
- Wholesale businesses, trades or services not otherwise specifically mentioned herein
- Research laboratories
- Manufacture, fabrication, extraction, assembly, warehousing and other handling of material in compliance with Subsection B of § 350-24 and § 350-26 and excluding prohibited uses listed below (§ 350-7)
- Research and development
- Light assembly
- Warehousing, without distribution
- Warehousing and distribution

**a temporary and/or conditional use contingent on securing a special use permit in each case from the Zoning Board of Appeals.*

Text from the highlighted sections are included after the proposed zoning section.

Proposed Zoning (dated May 28, 2021)

The proposed new zoning puts GEDC in the Mixed Use – Industry (MU-I) zone

Relevant sections from the draft code:

Purpose & Intent

Mixed Use - Industry (MU-I). The purpose of the MU-I District is to foster the transformation of industrial areas into vibrant, viable economic centers. While the presence of industrial operations once served as an important facet of Geneva’s economy, the viability of large-scale, stand-alone industrial operations has declined in response to changing markets and technology. This District is intended to support the vision and recommendations of the City’s Comprehensive Plan by allowing for creative redevelopment and investment efforts that cultivate increased employment opportunities. Development proposals will be evaluated based on the standards of this District and their ability to achieve the following:

1. Foster an innovative, culturally vibrant character within the District;
2. Contribute to the local economy and provide goods, services, jobs, or other resources to Geneva residents and visitors;
3. Capitalize on opportunities to rehabilitate vacant or underutilized spaces within the District; and
4. Continue to support large-scale industry and commerce provided that such uses operate in a manner that protects and maintains the health, safety, welfare, and quality of life of adjacent neighborhoods.

Per the Use List, the following would be allowed in the MU-I zone:

- Residential:
 - Live/Work Unit
 - Upper-Floor Dwelling Units or Lofts
- Commercial:
 - Adult use^
 - Airport^
 - Dance, Art, Music, or Photo Studio
 - Day Care Center, Child or Adult
 - Gym or Fitness Club
 - Office, Administrative or Professional
 - Office or Clinic, Medical
 - Recreation or Entertainment Facility, Indoor
 - Repair or Service of Personal Items
 - Veterinary Clinic
 - Winery, Brewery or Distillery
- Industrial
 - Manufacturing, Processing, or Fabrication Facility
 - Research and Development Facility or Laboratory
 - Packaging or Assembly of Products
 - Printing or Publishing Operations
 - Industrial Equipment Sales, Service, or Repair
 - Warehouse, Storage Facility

- Land Use
 - Community or Service Club
 - Municipal Structure or Use
 - Public Park or Playground
 - School, Public or Private
 - Telecommunications Equipment^
- Accessory
 - Accessory Use or Structure
 - Drive-Through Facility^
 - Keeping of Animals ^
 - Outdoor Assembly or Seating Area
 - Outdoor Sales, Display, or Storage Area
 - Temporary Storage Unit

^may be allowed with the issuance of a special use permit

Current Code Detail

§ 350-7 Prohibited industrial uses.

In the F and F1 Industrial Districts, where manufacturing or light industry is permitted, no manufacturing use nor any trade, industry, use or purpose that is noxious or offensive by reason of the emission of odor, dust, smoke, toxic or noisome fumes, radiation, gas, noise, vibration or excessive light, or any combination of the above, which is dangerous and prejudicial to the public health, safety and general welfare shall be permitted, and this includes but is not limited to the uses specified in Schedule II hereinafter set forth (<https://ecode360.com/attachment/GE1846/GE1846-350b%20Schedule%20II.pdf>)

§ 350-24 General Provisions - Subsection B

Activity standards. In any district, the following standards for activities shall apply:

- (1) No offensive or objectionable vibration, odor, or glare shall be noticeable at or beyond the property line.
- (2) No activity shall create a physical hazard by reason of fire, explosion, radiation, or other such cause to persons or property in the same or adjacent district.
- (3) There shall be no discharge of any liquid or solid waste into any stream or body of water or any public or private disposal system or into the ground of any materials or nature that may contaminate any water supply, including groundwater supply.
- (4) There shall be no storage of any material either indoors or outdoors in such a manner that it facilitates the breeding of vermin or endangers health in any way.
- (5) The emission of smoke, fly ash, or dust which can cause damage to the health of person, animals, or plant life or to other forms of property shall be prohibited.

§ 350-26 – Industrial district regulations.

The enforcement officer shall not issue a permit for the development of a parcel of land for industrial use until after a public notice and hearing before and approval by the Planning Board, and every industrial development shall be subject to the following conditions:

A. Use regulations.

(1) Permitted uses:

(a) Any use permitted by right in the F and F1 Industrial Districts.

(b) Any use permitted by special permit in the F and F1 Industrial Districts subject to the favorable approval thereof by the Board of Appeals.

(2) Prohibited uses:

(a) Residential uses, except dwellings of caretakers. Any and all residential uses made and permitted prior to the establishment of such F or F1 Industrial District in accordance with this section shall be allowed to continue as so permitted heretofore. *[Tracy's Note: Schedule 1 allows upper story apartments]*

(b) All prohibited industrial uses as so listed in § 350-7.

(c) Any use, although expressly allowed as a permitted use, shall be prohibited if the particular application or adaptation of such use is or shall become or cause a nuisance.

B. Performance standards.

(1) General standards. The following general standards are hereby adopted for the control of uses in any industrial district, and no use shall be permitted, established, maintained or conducted therein which shall cause or be likely to cause:

(a) Excessive smoke, fumes, gas, dust, odor or any other atmosphere pollutant beyond the boundaries of the lot whereon such use is located. What smoke is excessive shall be determined according to the Ringelmann Scale for Grading the Density of Smoke, published by the United States Bureau of Mines, when the shade or appearance of such smoke is darker than No. 2 on said Ringelmann Smoke Chart.

(b) Noise perceptible beyond the boundaries of the lot occupied by such use causing the same.

(c) Any pollution by discharge of any waste material whatsoever into any watercourse, open ditch or land surface.

(d) Discharge of any waste material whatsoever into any sanitary disposal system or sewerage system, except only in accordance with the rules of and under the control of public health authorities or the public body controlling such sewerage system. Any chemical or industrial waste which places undue loads, as determined by the Director of Public Works, shall not be discharged into any municipal system and must be treated by the industrial use.

(e) Storage or stocking of any waste materials whatsoever.

(f) Glare or vibration perceptible beyond the lot lines whereon such use is conducted.

(g) Hazard to person or property by reason of fire, explosion, radiation or other cause.

(h) Any other nuisance harmful to persons or property.

(2) Specific standards. The following specific standards are hereby adopted and must be complied with for and by any use in any industrial district and before the same is permitted, established, maintained or conducted:

(a) Storage facilities. Materials, supplies, or semifinished products shall be stored on the rear 1/2 of the property and shall be screened from any existing or proposed street.

(b) Loading docks. No loading docks shall be on any street frontage. Provisions for handling of all freight shall be on those sides of any building which do not face on any street or proposed streets. This requirement shall not apply within the F1 Industrial District (Geneva Industrial Park).

(c) Landscaping. It is hereby declared that all areas of the plot not occupied by buildings, parking, driveways or walkways or storage shall be landscaped attractively with lawn, trees, shrubs or other plant material. Such landscaping shall take into consideration the natural growth presently on the premises and the nature and condition of the terrain as well as the situation of the lands and premises themselves and with regard to adjoining lands and premises.

(d) Off-street parking and loading. Refer to § 350-25.

(e) Signs. Refer to § 350-30.

(f) Buffer strip. In addition to the fences and walls, the entire district must be separated along its outside boundary from any adjoining residential zones by a buffer strip, suitably landscaped, at least 100 feet wide.

(3) Proper and adequate water supply, sewage and waste disposal, other utility services, and accessibility to and from public streets must be provided.

(4) Special consideration must be given to the traffic generated by each proposed use in an industrial district, and no undue traffic volumes shall be permitted on residential streets. Such data is to be submitted with each application. No access drive for any F District shall be within 300 feet of and on the same side of the street as a school, public library, theater, church or other public gathering place, park, playground, or fire station unless a street 50 feet or more wide lies between such access drive and such building or use.

C. Area and bulk regulation. Area and bulk requirements shall be in compliance with those for the F or F1 District as set forth in the Density Control Schedule of this chapter.[1]

D. Additional conditions prescribed by Planning Board. The Planning Board, upon review of the proposed development, may prescribe such additional conditions as are in its opinion necessary to secure the objectives of this chapter.