



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

6:00 PM | April 16, 2025
City Hall – 47 Castle St, Geneva NY

- 1. Roll Call:** Anne Nenneau, Kevin Reed, Don Cass, Bryson Cochran
Excused: Dave D'Amico
Also Present: Neal Braman, David Hou, Clr. Brennan, Clerk Tillotson, Clr. Pealer

- 2. A Minor Subdivision application by the applicant and owner, Grace & William Dean III, located at 595 & 603 Castle St [Tax ID 104.6-2-39 & 104.6-2-38].**

Applicant is proposing a minor adjustment between the 2 neighboring properties, 595 & 603 Castle St, both owned by the applicant. Purpose is for a planned addition.

No members of the public were present to speak.

Action Taken: Ms. Nenneau makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617 and to declare the City of Geneva Planning Board the lead agency for the purposes of the SEQR review. Mr. Cochran seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused)*

Mr. Cass reads through Part 2 of the short environmental review for board members to discuss as needed.

Action Taken: Ms. Nenneau makes a motion to approve the short environmental assessment form, Part 1 as completed by the applicant and Part 2 as completed by the Planning Board, declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused)*

Action Taken: Mr. Reed makes a motion to approve the Minor Subdivision application by the applicant and owner, Grace & William Dean III, located at 595 & 603 Castle St [Tax ID 104.6-2-39 & 104.6-2-38]. Ms. Nenneau seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused))*

3. A Site Plan & Special Use Permit Application by Lakeview Mental Health Services Inc. for a 5-Story apartment building located at 218 Genesee St. [Tax ID 104.42-2-44.110]

Fred Shelley, BME Associates (site designer), Mark Pandolf (project architect) and Cathy Lovejoy (Lakeview Health Services) are main presenters of the project application.

Applicant is requesting approvals for two applications for a mixed-use building on an approximate 1.04-acre parcel. The parcel is currently zoned Central Business and is an allowed use under the city code. The proposed project is a 5-story, 74-unit apartment building with approximately 2400 sq. ft. of office space located on the first floor.

Two main entrances are proposed - Castle St side & parking lot side (main entrance for staff and residents). Vehicular access to a 26-space parking lot will be on Elm St and Colt St. The Elm St curb cut is shifted slightly north and Colt St would remain in the same configuration. Pedestrian access is provided via two sidewalks – north side connecting to the Genesee St public sidewalk and the other runs from the front entrance to Elm St.

Screened dumpster enclosure and proposed storage shed would be located adjacent to the dumpster on west side of property. Also, a fenced in concrete patio and lawn area adjacent to an interior community room is proposed for resident use.

The site plan reduces impervious cover approximately 0.35 acres and replaces it with lawn and landscape cover. Areas between right of way line and sidewalk will be turned into a tree lawn on the Elm St side and foundation plantings along the Genesee St side.

Lighting plans submitted designed to follow city code – dark sky LED fixtures. Project would be served by existing public utilities. Stormwater design follows DEC regulations.

The applicant is requesting waivers from city code – Chp. 350-7.14B3: Recreation open space requirement per unit. 18,000 sq. ft. would be required and currently 2500 sq. ft. is

proposed (lawn, patio, and community room). Chp. 350-8.8C: Parking space requirement. Instead of the required 1 space per unit, only 25% of residents will require a parking space so 26 spaces are proposed.

Applicant believes this project is a Type 1 SEQR action due to the existing neighboring historic district and thresholds for number of units planned for the building.

Mark Pandolf speaks to the design of the building. The overall Z-shape of building allows for parking to be tucked away in the rear.

Floorplan is designed to accommodate 4 two-bedroom apartments on the south end and 70 one-bedroom apartments. Central portion houses common areas (lobby, community room, elevator, etc) Building front comes all the way to Castle St to fit into the context of the street. Lakeview support offices will be on the first floor with entrance on Castle St.

1st floor is decorative masonry to resemble limestone and upper floors are red brick, engineered wood siding and/or fiber cement. Distinct cornice wraps the top of the building and there is a horizontal band that separates the upper and lower floors. Designed to project the feel of multiple buildings instead of one monolithic structure using shadows and recesses.

The Castle St frontage is set back 6ft. from the right of way to allow the door to open without interfering with the sidewalk. The upper floors cantilever over that space to serve as a canopy.

The top floor also sets back from Castle St so 5 stories will not be overlooking the neighbors. It will look like a 4-story building from the street.

Cathy Lovejoy from Lakeview Health Services speaks to share what services are offered. This project would be the 4th building of this nature. All residents must be capable of fully independent living. Staff will be on site 24/7 to provide support to certain residents, such as developing skills. About half of the residents will be supported by onsite staff and the other half will be those looking for affordable and safe housing who apply to live there. Onsite housekeeping, laundry, wellness rooms, community rooms, janitorial services to provide a high quality of living. Reiterates the parking situation, the majority of residents will not have vehicles and are looking for walkability. All curb cuts on Genesee St will close to provide more public on street parking.

Ms. Nenneau asks where the residents will come from. Ms. Lovejoy states most are on waitlists and want to live in Ontario County and in Geneva. Most are in the area and waiting on affordable and safe housing. Rent for residents utilizing Lakeview Services will be subsidized by Lakeview. The other residents will pay rent based on income.

Clr. Pealer asks about other similar properties and if it is a similar resident population. Ms. Lovejoy states yes and the residents are fully integrated. The qualifying factors include having a mental health diagnosis.

Clr. Brennan asks about heating the building and if it will have heat pump technology on the roof. Electric heat is required due to state funding. It will be electric heat pump technology used, just not decided on type.

Mr. Cochran asks if there is a system to purchase groceries. Ms. Lovejoy states they do not buy food for residents, but have programs to assist residents in obtaining healthy foods, menu planning, transportation to grocery stores, etc.

Mr. Reed asks if any other of the existing buildings match this proposed building or if it is unique. The response is that each one is unique to match the area and fit into the community. The website would show photos of the existing buildings in other communities.

Bob Meyer (member of the public) asks about rent. Ms. Lovejoy states they are based on income levels and need in the community - generally \$800-\$1300. One Bedroom units – 680 sq. ft. Two Bedroom units – approx. 925 sq. ft.

Mr. Reed speaks to possible changes to the façade among other small questions. He will type questions and send them to the applicant directly.

Action Taken: Ms. Nenneau makes a motion to declare the intent of the City of Geneva Planning Board to be the lead agency for the purposes of the SEQR review. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused).*

Action Taken: Ms. Nenneau makes a motion to schedule a Public Hearing for May 21, 2025. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused).*

4. Discussions on Fences Language

Fence discussion was postponed.

5. Any questions or concerns

No questions or concerns.

6. Adjourn

Action Taken: Mr. Cass makes a motion to adjourn at 6:48PM. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide