



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

December 14, 2020 - 7:00 PM via ZOOM

1. Roll Call: Don Cass, Anne Nenneau, Ervin Kosta, Charles King, Chris Collins, Marc Rodriguez

Excused: Michael John, Louann Commesso

Also Present: Neal Braman, Clr. Frank Gaglianese

2. A Re-Subdivision of lots 2 & 14 N. Exchange St and 5,7,11,15 E North St into 1 lot being proposed by the City of Geneva IDA.

Application and public hearing were initially heard at the 11-16-2020 Planning Board meeting. Voting was delayed to allow the Ontario County Planning Board to issue comments.

Action Taken: Mr. King makes a motion to declare the Planning Board lead agency for the purposes of SEQR. Mr. Collins seconds

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Action Taken: Ms. Nenneau makes a motion to classify this action as a Type 2 under NY Code Rules & Regulations Part 617 with no further action required. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Mr. Braman informs the board that all comments made by the Ontario County Planning Board (OCPB) will be addressed during the site plan review. Also, 14 N Exchange Street (demolished home, now empty lot) is currently split as R-2/B due to zoning. However, according to the zoning code, the B district can extend 30 ft. into the lot, which negates the need for rezoning.

Action Taken: Mr. King makes a motion approve the re-subdivision of lots 2 & 14 N. Exchange St and 5,7,11,15 E North St into 1 lot as proposed by the City of Geneva IDA. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

3. A Site Plan & Architectural Review at 90 Pulteney St. for the conversion of DeSales High School to Apartments, by the Owner, Massa Construction.

Jeff Ashline (Mossien Architects on behalf of Massa Construction) speaks to the OCPB comments:

- HWS students are not excluded from renting the proposed apartments.
- Mr. Massa is in discussion with the parish about the future plans for the gym and its longevity.
- The proposed fencing will run from Pulteney Street going towards the rear of the property and will wrap around the current sheds (sheds likely to be removed). Any current fencing visible from the road should be replaced.

Mr. Braman asks Mr. Ashline to speak to the lighting issues that were brought up during the 11-16-2020 Planning Board meeting. Mr. Ashline agrees that the initially proposed 15 ft. light poles can be lowered to 12 ft. light poles. He is also open to dark line compliant shields on the lights, especially along the fence line.

Andrew Hintentach (neighbor) asks if the applicant can check into motion sensors for the light poles as well and Mr. Ashline believes that can be accommodated.

Mr. King questions how many units are zero step entry/accessible? Mr. Ashline states there is a current rear ramp that will remain as is. All apartments will be able to be accessed via ramp and/or elevator and are zero step entry.

Action Taken: Mr. Collins makes a motion to declare the Planning Board lead agency for the purposes of SEQR. Ms. Nenneau seconds

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Board members complete Part 2 of the short environmental review, making a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts.

Action Taken: Ms. Nenneau makes a motion to approve the Site Plan & Architecture Review at 90 Pulteney St for the conversion of DeSales High School into apartments. The following conditions shall apply: 60-day time limit to obtain a building permit, nothing in this approval shall relieve the applicant of his responsibility to comply with all our local codes, including but not limited to, Geneva Municipal Code Chapter 350 Zoning and NYS Fire Prevention Code and Building Code. Mr. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

4. Approval of Minutes from October & November 2020 sent electronically.

Action Taken: Ms. Nenneau makes a motion to approve the October & November 2020 minutes as written. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

5. Questions or Comments

Mr. Braman informs the board that City Council approved the sale of the One Mile Point Lot. A subdivision review is needed and public hearing must be scheduled.

Action Taken: Ms. Nenneau makes a motion to schedule a public hearing for the sale of the One Mile Point lot for the January Planning Board meeting. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

6. Adjourn

Action Taken: Ms. Nenneau makes a motion to adjourn at 7:33PM. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide