



## CITY OF GENEVA PLANNING BOARD

### MEETING MINUTES

5:30 PM | June 10, 2025  
City Hall – 47 Castle St, Geneva NY

- 1. Roll Call:** Don Cass, Anne Nenneau, Kevin Reed, Dave D'Amico, Bryson Cochran (arrived at 6:04PM)  
**Excused:** N/A  
**Also Present:** Clr. Brennan, David Hou, Clerk Tillotson, Cathy Lovejoy

- 2. A work session for Lakeview Mental Health Services Inc. for a Mixed Use 5-story apt. Bldg. located at 218 Genesee St.**

Board members discuss the most common public comments made at the previous May meeting. Most common discussion points include parking, size of building and design of the building. The use of the building (such as tenants) is not in the Planning Board's purview.

Mr. D'Amico mentions that no other vendors will have use of the building, it will be 100% Lakeview. Half of the residents will be Lakeview clients and the other half will be affordable housing, 50-80% of median income based per Cathy Lovejoy.

Mr. D'Amico asks if the building is built, will it affect the historic significance of the district. Ms. Nenneau explains that...

Ms. Nenneau initiates discussion on how much the Planning Board can suggest in terms of changing the building itself She also suggests Lakeview look into purchasing adjacent vacant parcels in order to mitigate some parking concerns.

Some discussion on changing the front portion proposed on Castle St to a lower story count.

Mr. D'Amico asks if there was any wiggle room in terms of the number of apartments. Ms. Lovejoy states that 24/7 staffing must be provided so the number of units must be able to financially support that.

Mr. Reed discusses that the 1<sup>st</sup> floor Castle St. storefront is proposed to be recessed to provide coverage and shade. He suggests bringing the storefront flush to meet the neighboring buildings and adding an awning. Other board members agree. Other suggestions include requesting the Castle St exterior be all brick with an architectural lintel over the windows and a possible decorative fascia over the top of the parapet.

Discussion also includes the aesthetic division of the Genesee St frontage, not necessarily structural, but in design. Suggestion of a change to the windows, such as adding slight difference in style or trim color.

Board members agree that if something could be done to add parking spaces, it would be a positive thing. A downtown parking utilization study that the city had completed in 2016 will be emailed to board members.

Other topics include an increase or decrease in public safety utilization and people per square foot in this building vs. current buildings already downtown.

**Action Taken:** Mr. Cass makes a motion to adjourn at 6:50PM. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide