



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

6:00 PM | October 15, 2025
City Hall – 47 Castle St, Geneva NY

- 1. Roll Call:** Kevin Reed, Bryson Cochran, Dave D'Amico, Don Cass
Excused: Anne Nenneau
Also Present: Neal Braman, Assistant City Manager Youngs, Clerk Tillotson

- 2. A Subdivision Application by the developer, Habitat For Humanity for the Subdivision of 20 Crystal Street forming 3 lots, [Tax ID 90.84-1-45].**

Abigail Blake reviewed Habitat For Humanity's request for subdivision of 20 Crystal Street, to form three lots, to align better with the remainder of the lots that Habitat For Humanity acquired as well.

Superintendent Braman explained that the Zoning Board granted a variance for 1.5 feet at the rear of the parcel, as the lot is 98.72 feet deep, and the requirement is 100 feet.

- 3. Public Hearing for the Subdivision Application by Habitat For Humanity for Their Subdivision Application Creating 3 Lots at 20 Crystal Street.**

Action Taken: Mr. Reed made a motion to open the Public Hearing at 6:07pm, seconded by Mr. Cochran; carried unanimously (4-1 excused).

Charles King shared that he thinks this subdivision is a good idea.

With no further comment offered, Chair Cass closed the public hearing at 6:07pm.

- 4. Continued review of a Subdivision Application by the developer, Habitat for Humanity for the subdivision of 20 Crystal Street forming 3 lots, [Tax ID 90.84-1-45].**

Action Taken: Mr. Reed makes a motion 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)*

Action Taken: Mr. Reed makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617 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: Mr. Reed 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. Cochran seconds.

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

5. A Subdivision Application by the City of Geneva for the sale of Land on Conover Street

Superintendent Braman described the parcel to be subdivided, explaining that the City is selling it to Dan McGowan.

6. Public Hearing for the Subdivision Application by the City of Geneva for the sale of Land on Conover Street

Action Taken: Mr. Reed made a motion to open the Public Hearing at 6:14 pm, seconded by Mr. Cochran; carried unanimously (4-1 excused).

Charles King recommended sharing nearby intersections for un-numbered parcels like this one, on a paper street.

Councilor Pealer shared that staff advised council not to sell this parcel due to utility infrastructure on the property. Superintendent Braman explained that there are easements for utilities on the property, including a new city easement for access to a pump station on the property. Mr. Reed wondered if the easement provides the city access to their sanitary sewer pump station.

With no further comment offered, Chair Cass closed the public hearing at 6:18 pm.

7. Continued Review of a Subdivision Application by the City of Geneva for the sale of Land on Conover Street

Action Taken: Mr. Reed makes a motion 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)*

Action Taken: Mr. Reed makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617 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: Mr. D'Amico 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)*

8. Mr. D'Amico's Comments regarding a Board of Ethics Decision

Mr. D'Amico responded a recently issued Board of Ethics report. He stated that everything in the complaints was speculation. He shared that he was a little concerned about a conflict in the matter, and that after the meeting in question he asked if he would have a problem if he became involved in a project that came before the Planning Board. Mr. D'Amico recalled Superintendent Braman's response to be that if he had direct knowledge, and was already subcontracted on a project it wouldn't be appropriate. Mr. D'Amico says he did no site work for Massa, and didn't know he'd be asked to become involved in any of it. Councilor Pealer explained that he doesn't think council will get involved with censure. Mr. D'Amico raised concerns that nobody on the Board of Ethics interviewed him about the allegations against him. Councilor Pealer recommended emailing the Mayor about the allegations. Assistant City Manager Youngs shared that she will send an email to the City's legal counsel about these concerns. Discussion followed.

Mr. D'Amico shared that he may become involved in the D'Sales project, and wondered if he will need to recuse himself of any votes before he becomes involved. Councilor Pealer recommended abstaining for good optics. He recommended talking to the Chair of the board, and legal. Mr. D'Amico recommended figuring out a way to get the right people on committees

9. Adjourn

Action Taken: Mr. Cass makes a motion to adjourn at 6:33PM. Mr. Reed seconds.

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

Respectfully submitted by Nicole Tillotson, City Clerk