



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

6:00 PM | November 19, 2025
City Hall – 47 Castle St, Geneva NY

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

- 2. A Subdivision Application by NYSEG for sale to Cosentinos, corner of S. Wadsworth & Railroad Place (Tax ID# 104.35-1-6)**

Sale of a portion of the property to adjacent owner, William Cosentino, who currently leases this portion of the property for their restaurant parking. Will continue to be used for this purpose. Property is located behind the restaurant. Already fenced and paved. Will need to remain separate tax parcel due to environmental easements.

Action Taken: Ms. Nenneau made a motion to open the Public Hearing at 6:03pm, seconded by Mr. Cochran.

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

Action Taken: Mr. Cochran 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. D'Amico 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. Cochran seconds.

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

Action Taken: Mr. D'Amico makes a motion to approve the Subdivision Application by NYSEG for sale to Cosentinos, corner of S. Wadsworth & Railroad Place (Tax ID# 104.35-1-6) Ms. Nenneau seconds.

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

3. A Special Use Permit by Pivotal GP Holdings, LLC for their development at 595 S Exchange St (OEO), for the construction of a 64 Unit housing building (Tax Id# 104.12-2-23.11)

Trey Barber, SVP for Pivotal GP Holdings, LLC, presents their proposal for the development for the city owned parcel at 595 S Exchange St. The plan proposes a 64-unit development, approximately 320 ft. long building.

Architects state project will be 3 stories at the road, garage parking underneath with approximately 40 parking spaces. Access from the rear on Franklin. Area for dumpster & utilities in the back. Sanitary and water connections in road. Approximately an additional 15 public parking spaces located on the street.

Continuous building with one corridor inside. Exterior façade is designed to fit in with the surrounding existing buildings and broken up to look like different buildings, including different color bricks, brick articulation, stone base, windows, awnings, cornices, etc. Setback 15 inches from each side. From the rear, parts of garage will be open air for ventilation.

One- and two-bedroom units (700 & 850 sq ft) are planned, along with community rooms and co-working space.

Ms. Nenneau asks about the windows on Exchange St. Applicant responds they will have slightly different variations in each section. Street windows will have some kind of film or coating for privacy. Windows on the rear of the building will be mostly the same.

Mr. D'Amico asks for more details about parking spaces. Mr. Braman states this project is in the TUDD district so zoning guidelines do not require a set number of parking spaces.

Apartments are open to anyone, but do anticipate a decent senior population. Some units are ADA accessible. All are adaptable and can be retrofitted with ADA items.

Project is considered a workforce or affordable housing development. Will get appropriate approvals and then apply for tax credits from the state.

Action Taken: Ms. Nenneau makes a motion to schedule a public hearing for the next scheduled Planning Board meeting, December 17, 2025. Mr. Cochran seconds

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

4. A Site Plan Review for Hobart & William Smith Colleges for the construction of a new science building to replace the current building at 10 St. Clair St.

Chris Button with HWS Colleges presents the proposal for a 37000 sq. ft. science building. Direct replacement for the current 1958 building, Eaton Hall at 10 St. Clair St. Removing 3 story, 28000 sq. ft building and proposing a 4-story building, with one story below grade. Will read as a 2-story building from the exterior. Zoned mixed-use campus with historic overlay. Project was sent to SHPO. OCPB provided comments – removal of demolition debris and stormwater management.

New building will no longer be directly connected to Albright Hall. Reconfiguration of sidewalks, but no change to main walkways or St. Clair. Existing asphalt driveway will be reconstructed. Internal quad will be created with additional landscaping.

Stormwater management being proposed is by Odell's Pond. 1.7-acre disturbance. Impervious surface area will change very little.

Abatement and demolition planned in early 2026, construction in spring of 2026. Roughly 2-year construction.

Mr. D'Amico asks if the existing building has been surveyed for contaminant material. It is stated that yes and abatement will begin at the at the start of 2026.

Mr. Cochran asks about the level of Odell's Pond. Stormwater will not be discharged directly into Odell's Pond.

Ms. Nenneau asks if the mechanical spaces are open to the air and the answer is yes.

Mr. Cochran asks if the neighboring buildings will continue to run throughout construction. Neighboring halls have been reconfigured to take on the students in the affected programs.

Action Taken: Mr. D'Amico 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. D'Amico seconds.

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

Action Taken: Ms. Nenneau makes a motion to approve the Site Plan for Hobart & William Smith Colleges for the construction of a new science building to replace the current building at 10 St. Clair St. Mr. D'Amico seconds.

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

5. Approval of Minutes: August and October 2025

Action Taken: Mr. Cochran makes a motion to approve the minutes from the August & October 2025 meetings. Mr. Cass seconds.

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

6. Any other questions or comments

No other questions or comments.

7. Adjourn

Action Taken: Mr. Cochran makes a motion to adjourn at 6:49PM. Mr. Cass seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide