



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

6:00 PM | December 17, 2025
Public Safety Building – 255 Exchange St. (Location Change)

- 1. Roll Call:** Dave D'Amico, Anne Nenneau, Don Cass (Arrived at 6:05PM), Bryson Cochran
Excused: Kevin Reed
Also Present: Neal Braman
- 2. 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, central front entrance, garage parking underneath. Access from the rear on Franklin. Area for dumpster & utilities in the back. Sanitary connections already existing on Exchange St and are adequate. Aim to add a storm line down through the existing easement and connecting to the existing line on Elizabeth Blackwell. Water in garage will sheet out into surrounding area. Still discussing with NYSEG about electric utilities.

Mr. D'Amico suggests looking into trench drains outside the parking garage. Additional drains will be added at the rear of the building.

Continuous building with one corridor inside. Exterior façade is designed to fit in with the surrounding existing architecture and broken up to look like 11-13 different facades - 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.

48 one-bedroom and 16 two-bedroom units (711 & 928 sq ft) are planned, along with community rooms, fitness room, and co-working space. Two elevators inside. Small mechanical room, laundry room and trash room on each floor. Maintenance room, utility room, bike room and storage will be located in the garage.

The parking garage will have 38 spaces. Per the current zoning code, the project is not required to provide parking. Public parking is also available in the lot across the street and some on-street parking is available.

Mr. D'Amico asks if the brick will be real and the response is yes. He also asks if each unit will be individually airconditioned and heated – the response is yes. Heat pumps will be located on the roof and hidden with a parapet.

Ms. Nenneau asks about fire suppression and the building will be fully sprinklered.

Action Taken: Ms. Nenneau makes a motion to open the Public Hearing at 6:25pm, seconded by Mr. D'Amico.

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

Charles King, Ward 2, expresses he doesn't believe that there is a zoning allowance for unlimited public parking provided by the municipality at this site. States the Smith Opera House takes up the parking lot and can overflow into the street and ice rink parking lot when hosting a large event.

Adding workforce housing without adequate parking could be negative for the downtown area. This parking would not be needed more than simple weekday business hours.

Mr. King references various sections of the city charter, including sections 350.84B, 380.881, 350.A46, 350.88C, which addresses parking guidelines for a CB-5 zoning district. He states he likes many aspects of this project, but does not believe the city has provided code appropriate guards for parking standards during planned development.

Suggests an analysis or shared parking assessment with surrounding properties, including the Smith Opera House and the ice rink.

Too large a building without enough parking is a self-created hardship. Believes that the developer should redesign to a 75/25 ratio of parking to units that the charter suggests. States that the applicant alleges in section 5A special use application SEQR– that the proposed action is a permitted use under the current zoning regulations, but it is not and should require a ZBA variance before receiving a special use permit.

Jim Styles, 15 Grove St and member of the Geneva Green Committee, asks the applicant if they have considered thermal energy networks or ground energy and strongly recommends it. Suggests considering integrating with the ice rink.

Kathryn Hayes, Ward 1, attended other presentations by the applicant. Does believe parking downtown is an issue, but supports the project as a whole.

Pat Schiller, Ward 2, supports this project and believes it is much needed housing for Geneva.

Paul Passavant, asks if a study that showed what percentage of residents required parking had been completed. The applicant responds that it varies depending on the people who will live there. States it is mostly 1/3 to 2/3 of units with vehicles. He asks if NYSEG and RG&E has been contacted and it has been confirmed that the electric is sufficient for the building. He believes that overnight parking is allowed in the municipal lot located across the street.

Action Taken: Ms. Nenneau makes a motion to close the Public Hearing. Seconded by Mr. Cochran.

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

Ms. Nenneau asks the applicant to keep the Planning Board updated if anything architecturally changes. Biweekly meetings with committee put together by the city will continue through the funding stages and construction.

Mr. D'Amico asks whether this project will be wood or steel construction. It is confirmed to be wood construction.

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. 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.

Mr. Cass reads the comments provided by the OCPB – relocating dumpster. Applicant states that may be possible. Room for emergency vehicles to access and turn around – applicant will contact all utility and emergency companies. Lighted sign on rear of building – applicant would return for a sign permit if needed and aspects of the sign are still being decided.

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: Ms. Nenneau makes a motion to approve the Special Use Permit by Pivotal GP Holdings, LLC for their development at 595 S Exchange St, for the construction of a 64-unit housing building (Tax ID# 104.12-2-23.11). Mr. D'Amico seconds.

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

3. Approval of Minutes: November 2025

Action Taken: Mr. Cochran makes a motion to approve the minutes from the November 2025 meeting. Mr. D'Amico seconds.

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

4. Any other questions or comments

No other questions or comments.

5. Adjourn

Action Taken: Mr. Cochran makes a motion to adjourn at 6:56PM. Mr. Cass seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide