



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

6:00 PM | January 21, 2026
City Hall – 47 Castle St, Geneva NY

- 1. Roll Call:** Kevin Reed, Anne Nenneau, Don Cass, Bryson Cochran (arrived at 6:02PM)
Excused: Dave D'Amico
Also Present: Clerk Tillotson
- 2. A Subdivision Application by Francis L. & Noel P. Fratto intending to subdivide 186 N Exchange St into 2 lots [Tax ID# 90.16-3-9]**

Mike Roulan is present on behalf of the applicant to present the application. Own 4 lots off of Exchange St and a lot south of the parcels being discussed. Property has been surveyed. Separated by Marsh Creek, but current bridge is not accessible. Parcels 3 & 4 (east of Marsh Creek) as shown on the survey map are now part of Tax ID {90.16-3-9} and will be purchased by Nardoizzi Holdings, LLC – they currently own the lands adjoining to the east.

Applicant is looking to separate these 2 parcels from the rest of the lands that now make up Tax ID {90.16-3-9}. Applicant will retain Parcels 1 & 2 (west side of Marsh Creek). No plans for development of Parcels 1 & 2 at this time.

Parcels 1 & 2 will not be landlocked. Current owner will still have access due to ownership of neighboring parcel and deeded right of way.

Ms. Nenneau asks about wetlands in surrounding areas. Mr. Roulan states that while completing the SEQR, the DEC determined there would be little to no impact to the wetlands area.

It is unknown what Nardoizzi Holdings, LLC will do with the parcels at this time.

Action Taken: Ms. Nenneau made a motion to schedule a Public Hearing during the next Planning Board meeting, February 18, 2026. Seconded by Mr. Reed.

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

3. An update to the DeSales School Conversion.

Applying for building permit soon. No changes to architectural or site plans. Mr. Braman asks board to determine whether or not the applicant should come before the board again. The board decides that applicant can proceed without coming back before the board.

4. Approval of Minutes: December 2025

Action Taken: Ms. Nenneau makes a motion to approve the minutes from the December 2025 meetings. Mr. Reed seconds.

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

5. Any other questions or comments

Mr. Reed discusses the right of way mentioned during the previous subdivision application and how it will remain accessible in the future.

6. Adjourn

Action Taken: Ms. Nenneau 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