



CITY OF GENEVA PLANNING BOARD

SPECIAL MEETING MINUTES

October 4, 2021 - 7:00 PM

Public Safety Building – 255 Exchange St.

1. Roll Call: Anne Nenneau, Ervin Kosta, Marc Rodriguez, Chris Collins, Michael John

Excused: Don Cass, Charles King

Also Present: Neal Braman, Clr. Gaglianese

2. A continuation of a Site Plan & Architectural Review and a Public Hearing for the Proposed Development at 1115 Lochland Rd (Tax ID# 119.16-1-11) by developer, Lake's Edge.

Joel Torielli & Matt Tomilson respond to a letter addressing concerns submitted by the public prior to this meeting:

- Traffic: The study completed does not show a significant negative impact on traffic in the area.
- Lighting: Applicant agrees to provide dark sky compliant lighting and expects it to be a condition of application approval.
- Noise: Applicant agrees to comply with all City of Geneva noise ordinances.
- Finances: Letter of credit is expected to be provided.
- Tax Relief: Not the purview of the Planning Board.

Ms. Nenneau allows the public to speak.

Patricia D'Amico, 1118 Lochland Rd, does support the development and the tax revenue it will bring to the city. Traffic is currently an issue on NY-14 as it is and developing the property will add to that. She believes having to reconfigure traffic patterns after the fact will be difficult. Also, higher berms (30-36 in) along the front of the development would help with headlight issues, especially from the parking lot.

Mary Lee Bourbeau, 1041 Lochland Rd, appreciates the applicant agreeing to comply with dark sky lighting. She urges the applicant to agree to end all outside music at 10PM.

Mary Winiarski, 1037 Lochland Rd, received a copy of the City of Geneva noise ordinance and reads it aloud. She would also appreciate the applicant agreeing to end outside music at 10PM. She urges an impartial traffic study to be completed.

Sam Bonney, 1041 Lochland Rd, would like to reiterate that no one wants to look at an unfinished construction project should the developer finances go south. He reemphasizes the value of a performance bond.

Chuck Hibbert, 76 Spring St, is against the Geneva IDA granting tax abatements.

Joan Fratangelo, 269 Slosson Ln, expresses concerns about traffic on NY-14 and would like to see a turning lane added, along with higher berms to help prevent headline issues.

Scott Michael, 1033 Lochland Rd, is interested to learn the overall timeframe of the entire development.

Public comment ends.

In response to public comment, Mr. Tomilson reiterates that in terms of traffic, the study was completed by a reputable firm and it does not show a complete lack of effect on traffic, but a significant negative impact on traffic.

To address the berm, the current proposal is 24-30 in and the applicant can look to adjust higher if possible. Overall timeframe of construction is expected to be approximately 24 months. The townhome buildings (5 total buildings with 9-12 units in each) will be built out and sold entirely one at a time.

Ms. Nenneau reads City of Geneva Planning Board Resolution 2021-01:

CITY OF GENEVA PLANNING BOARD
RESOLUTION #2021-01

WHEREAS, Lakefront Development Groups, LLC (the "Applicant") proposes the redevelopment of the property at 1115 Lochland Road (Tax ID 119.16-1-11, and more commonly known as the American Legion Property) as a mixed used project consisting of two commercial buildings to be located on the western portion of the Property to consist of a 10,000 square ft. two-story commercial building for a restaurant/microbrewery and or other similar hospitality oriented restaurant, retail and service uses, and a 125 room full-service hotel with not more than five (5) stories, along with associated parking, and not more than sixty (60) townhomes grouped into no more than six (6) residential buildings to be located on the eastern portion of the property, as described on an approved Sketch Plan dated June 21, 2021 (the "Project");

WHEREAS, on June 21, 2021, in accordance with the City of Geneva zoning regulations, the Planning Board reviewed an application submitted by the Applicant requesting rezoning and Planned Unit Development (PUD) approval required for the Project, including the Sketch Plan;

WHEREAS, on July 7, 2021, the City of Geneva City Council was declared to be the Lead Agency for a coordinated environmental review and issued a negative declaration in compliance with the New York State Quality Review Act ("SEQRA"), unanimously adopting Resolution # 46-2021;

WHEREAS, on July 7, 2021, the City of Geneva City Council unanimously adopted Ordinance No 3-2021 entitled "Ordinance Amending Chapter 350 Entitled 'Zoning' of the City of Geneva Municipal Code," rezoning the Project site to Lakefront LF-6 District, to be identified "L-9" on the Zoning Map, subject to the district designations contained in the Lakefront District Planned Unit Development regulations;

WHEREAS, on July 7, 2021, the City of Geneva City Council unanimously adopted Resolution #47-2021 titled "Resolution Approving the Planned Unit Development (PUD) Application to Create a Planned Residential Development District (PRD) and Planned Commercial Development District (PCD) at 1115 Lochland Road (Tax Map ID 119.16-1-11), Geneva NY" for the Project, which includes certain Project conditions and approval of Project Statistics on the Sketch Plan dated June 21, 2021;

WHEREAS, the Applicant submitted an application to the Planning Board requesting site plan approval for the Project on August 26, 2021;

WHEREAS, the Planning Board reviewed the application for preliminary and final site plan approval, and held a public hearing on September 20, 2021;

WHEREAS, the application was referred to the Ontario County Planning Board which made a recommendation of approval with modification, and which modification is proposed and will be included as a condition of this approval;

WHEREAS, the Planning Board has determined that the site plan dated August 26, 2021 is consistent with the approved Sketch Plan and conditions of Resolution #47-2021;

WHEREAS, the Planning Board has reviewed the site plan for the considerations set forth in Code Section 350-10(D)(2) and finds that:

- a. Adequacy and arrangements of pedestrian traffic access and circulation, including intersections, road widths, channelization structures and traffic controls.

The site has an adequate full- access driveway on Route 14, with a two-way private drive providing safe and efficient traffic circulation and access to the entire project. The curb cuts on Route 14 will be reduced and redefined. Pedestrian access and connectivity is incorporated in the site plan. The applicant has addressed all traffic comments to the Board's satisfaction.

- b. Adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic, and pedestrian convenience.

The site plan is pedestrian friendly and minimizes potential conflict between pedestrian and vehicular traffic.

- c. Location, arrangement, appearance and sufficiency of off-street parking and loading.

The off-street parking is appropriately located in proximity of the uses served. Sufficient parking is provided for both commercial and residential uses. Loading is provided for the commercial uses.

- d. Location, arrangement, size and design of buildings, lighting and signs.

The commercial buildings are appropriately located and oriented to Route 14, with the residential use and amenities oriented to the lake. Commercial use lighting will be dark sky compliant. Residential lighting will be used for the residential uses.

- e. Relationship of the various uses to one another and their scale.

The distance and layout of the buildings is appropriate within the commercial and residential areas, and in respect to the integration of the two areas, given the quality design elements proposed.

- f. Adequacy, type and arrangement of trees, shrubs and turf constituting visual and/or a noise-detering buffer between adjacent uses and adjoining lands.

The nature of the proposed uses are consistent with adjacent uses. The existing landscape screening will be maintained or supplemented where impacted. The applicant will comply with the applicable noise ordinance.

- g. Adequacy and distribution of usable open space for playgrounds and informal recreation.

The site includes open space and recreational areas, including a clubhouse, pool, and lake overlook plaza.

- h. Adequacy of stormwater and sanitary waste disposal facilities.

Stormwater and sanitary waste disposal are adequate, as addressed in the site plan submission and engineer's report.

- i. Adequacy of structures, roadways and planting in areas with moderate to high susceptibility to flooding and ponding and/or erosion.

There are no such concerns with the site.

- j. Protection of adjacent properties against noise, glare, unsightliness, or other objectionable features.

A landscaped berm along the Route 14 frontage will minimize light pollution and maintain the appearance from the public road. Typical lease agreements, covenants, and management will prohibit unsightliness and ensure the project is well-maintained.

- k. Overall environmental impact.

The City of Geneva City Council was the Lead Agency and issued a negative declaration pursuant to SEQRA. The City Council has considered the potential environmental impacts and such as traffic, drainage, lighting, historic resources, and viewshed and found the Project to adequately address each of these considerations without adverse impacts. The Planning Board was an involved agency for purposes of the SEQRA process.

- l. Conformance with other specific charges of the City Council which may have been stated in the zoning resolution.

The site plan application is consistent with the resolution and conditions set forth in Resolution 47-2021, including the Project Statistics of the approved Sketch Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the site plan application for the Project, which in accordance with the City of Geneva Zoning Code, shall constitute the approved plat, subject to the following conditions:

1. Project will provide dark sky complaint site lighting.
2. Applicant will submit site and building signage for review and approval.
3. Applicant will address shade tree committee comments.
4. Applicant will address DPW utility comments.
5. At the option of the City of Geneva, an updated traffic study may be required as per the recommendations of the traffic study prepared by SRF Engineers and the Ontario County Planning Board.

Action Taken: Mr. John makes a motion to approve Planning Board Resolution 2021-01. Mr. Rodriguez seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-2 excused).*

Action Taken: Mr. John makes a motion to approve the site plan and architectural review for the proposed development at 1115 Lochland Rd, by developer, Lake's Edge as shown on drawings dated June 21, 2021. Mr. Collins seconds. The following conditions shall apply: 6-month time limit to obtain a building permit, nothing in this approval shall relieve the applicant of his responsibility to comply with all state and local codes, including but not limited to, Geneva

Municipal Code Chapter 350 Zoning and NYS Fire Prevention Code and Building Code, and all conditions as read in the Planning Board Resolution 2021-01.

*Roll was called and the motion was **APPROVED** unanimously (5-2 excused).*

3. Any questions and/or comments.

None

4. Adjourn

Action Taken: Mr. Collins makes a motion to adjourn at 7:52PM. Mr. Rodriguez seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-2 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide