



**CITY OF GENEVA PLANNING BOARD
MEETING MINUTES**

October 18, 2021 - 7:00 PM

Public Safety Building – 255 Exchange St.

1. Roll Call: Don Cass, Charles King, Anne Nenneau, Ervin Kosta, Marc Rodriguez, Chris Collins

Excused: Ervin Kosta, Michael John

Also Present: Neal Braman

2. A Re-Subdivision Application for Katherine Street by the City of Geneva for 2 Lots into 1, Tax Id 104.10-1-42,43.

The City of Geneva owns and has agreed to subdivide the 2 existing undersized lots (R-1 district) to create 1 buildable lot. The lot will be sold with hopes for the development of a single residential unit.

Action Taken: Ms. Nenneau makes a motion to open the public hearing. Mr. King seconds.

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

No public present to speak. Public hearing is closed.

Action Taken: Mr. Rodriguez makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617 and declare the Planning Board the lead agency for the purposes of the SEQR review. Mr. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-3 excused).*

Action Taken: Ms. Nenneau makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Mr. King seconds.

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

Action Taken: Mr. King makes a motion to approve the Re-Subdivision Application for Katherine Street by the City of Geneva for 2 Lots into 1, Tax Id 104.10-1-42,43. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-3 excused).*

3. A Re-Subdivision Application of 165 White Springs Road by the Owner, Roy Garfinkel creating 4 lots.

Roy Garfinkel (owner) is present for the application. The entire current lot is zoned R-1, which requires a minimum of a 8,500 SF lot size. The proposed subdivision includes Lots 1 & 2 (21,700 SF and 21,400 SF) with access off of White Springs Rd and Lots 3 & 4 (25,00 SF and 54,000 SF) with a shared 25 ft access easement to White Springs Rd. Applicant understands there will need to be legal agreements. Lot 1 includes the existing rental house and garage. Lot 2 will be for sale, and Lot 3 may or may not be sold in the future. Lot 4 includes an existing garage and current owner will retain ownership.

Neal Braman states that any future development will require a site plan review by the Planning Board and discussions of any necessary easements will happen at that time.

Action Taken: Ms. Nenneau makes a motion to open the public hearing. Mr. Collins seconds.

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

No public present to speak. Public hearing is closed.

Action Taken: Mr. King makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617 and declare the Planning Board the lead agency for the purposes of the SEQR review. Mr. Collins seconds.

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

Action Taken: Ms. Nenneau makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Mr. Collins seconds.

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

Mr. King asks if the applicant will wait to finish the driveway until a possible sale. Mr. Garfinkel responds that there is already some interest in the lot and if there is a sale, some of those funds will go towards adding a driveway.

Mr. King also asks if the applicant is positive Lot 2 is buildable and the applicant responds in the affirmative.

Action Taken: Mr. King makes a motion to approve the re-subdivision application of 165 White Springs Road by the Owner, Roy Garfinkel creating 4 lots. Ms. Nenneau seconds.

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

4. A Site Plan & Architectural Review for a 24,000 Sq Ft Building at the Ag-Tech park, Pre—Emption Rd. by the Cornell Agriculture & Food Technology Corp. Corporation

Storage & warehouse facility is proposed at the Ag-Tech park. It will be located at the rear of the property. Would include clearing of trees. The original stormwater facility is more than capable of this additional property, however, a bioretention pond is proposed.

Lighting will be a few poles in the parking area and building mounted lights.

Funding for this project comes from a number of sources, including grants. The site plan includes drawings with and without windows, an altered vestibule, and the possible removal of the south truck bay, due to the current cost of materials and construction. Cornell University owns the property and has potential tenants for the space. Ideally, the applicant is looking to maximize the potential usable space for the tenant.

Ideally the applicant would like to put this project to bid in December of this year.

Mr. King asks if the applicant about the flexibility of the space, for example, could a truck bay be added or expand the facility in the future, if necessary. The response is in the negative. The applicant would instead look to develop another plot within the Ag-Tech park.

Action Taken: Ms. Nenneau makes a motion to approve a Site Plan & Architectural Review for a 24,000 sq Ft Building at the Ag-Tech park, Pre—Emption Rd. by the Cornell Agriculture & Food Technology Corp. Corporation as shown on Drawings C1.1, C2.0, and C3.0. The following conditions shall apply: 120 day 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. Mr. King seconds.

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

5. Approval of minutes, sent electronically.

Action Taken: Mr. King makes a motion to approve the September 20, 2021 minutes as written. Mr. Collins seconds.

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

6. Any questions and/or comments.

Meeting minutes from June 21, 2021, July 16, 2021 and October 4, 2021 cannot be voted on due to lack of quorum for those meetings. Will ask Lori Guinan (City Clerk) if voting on minutes can be done electronically in the future.

The amount of training required is 4 hours per year. If and when the new City zoning update passes, training will be provided to the board.

7. Adjourn

Action Taken: Mr. King makes a motion to adjourn at 7:36PM. Mr. Collins seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide