

Agenda

Amended September 11, 2026

City Council Operations Meeting

City of Geneva, New York

September 15, 2026

City Hall

2nd Floor Council Chambers

47 Castle Street

Geneva, NY

Executive Session Starts at 6:30 PM

To discuss proposed, pending, or current litigation

Council Meeting Starts at 7:00 PM

Listen to the City of Geneva's YouTube Channel:

[YouTube.com/@CityofGenevaNY](https://www.youtube.com/@CityofGenevaNY)

- I. Call to Order** Peter Gillotte, Deputy Mayor
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. City Manager's Report**
- V. Public Comment**
- VI. Public Hearings**
 - a. CDBG 2026 Housing Activities Infrastructure in Support of Existing and Housing Rehabilitation
 - b. South Main Street Speed Limit
- VII. Discussion**
 - a. Chapter 209 Local Improvements - Construction of Roadway and Utilities
 - b. Comprehensive Plan Update
- VIII. Unfinished Business**
 - a. Local Law First Reading to Amend Article VII of City Code to Impose a Room Occupancy Tax to Short-Term Rentals
 - b. Resolution Setting a Public Hearing for Local Law No. 1-2026 Amending Article VII of the City Code to Impose a Room Occupancy Tax to Short-Term Rentals
- IX. New Business**
 - a. Resolution Declaring the City of Geneva Lead Agency for Proposed Improvements to the Castle Creek Gabion Basket Retaining Wall

- b. Resolution Establishig a Public Hearing for a Local Law Overriding the Property Tax Cap

X. Adjournment



GENEVA CITY COUNCIL AGENDA ITEM BRIEFING

To: City Council

From: Neal Braman Supt of Building & Zoning

Meeting Date: September 16, 2026

Item Title: Chapter 209 Local Improvements

Action Required: Council to determine if City resources should be expended for the construction of Roadway and utilities for the currently undeveloped Right Of Way known as Idelwood Drive located off of Ridgewood dr and connects to Ada St on the east.

Background: Current property owner of 2 lots, Rick Williams, identified on the attached map would like to construct 2 houses. Currently there is no road to serve these 2 lots. Currently water and sewer is available for connection to serve these 2 properties.

Alternatives: Allow property owner to construct a driveway to serve these 2 properties within a currentl dedicated ROW owned by the City of Geneva

Financial Impact: TBD

Office of Development Services

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Proposed 2 lot Construction



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GENEVA CITY COUNCIL AGENDA ITEM BRIEFING

To: Members of City Council

From: Mayor Jim Cecere

Meeting Date: September 15, 2026

Item Title: Local Law # 1-2026 Amending Article VII of the City Code to Impose a Room Occupancy Tax to Short-Term Rentals

Action Required:

Council consideration and adoption of a Local Law amending City Code Article VII ("Room Occupancy Tax") to apply the existing room occupancy tax to short-term rentals, as authorized by New York Tax Law § 1200 and New York Municipal Home Rule Law § 10.

Background:

The lodging market in the City of Geneva has evolved significantly, with short-term rental properties (as defined by NY Real Property Law § 447-a) now comprising a substantial and growing share of overnight accommodations. These units directly compete with hotels, motels, bed-and-breakfasts, and similar establishments already subject to the City's occupancy tax

Currently, short-term rentals are exempt from the occupancy tax, creating an unequal competitive landscape and depriving the City of tax revenue generated by comparable lodging uses. The New York State Legislature has acknowledged this disparity and authorized municipalities to extend occupancy taxes to short-term rentals

This Local Law amends the City Code by:

Expanding the definition of "tourist home, inn, hotel or motel" to include short-term rentals
Removing the exemption for establishments with fewer than three rentable units. The law includes standard severability provisions, outlines repeal of inconsistent local laws, and will take effect immediately upon filing with the New York Secretary of State

Alternatives:

Adopt the Local Law: Aligns taxation with current lodging market conditions, ensures parity, and captures additional revenue.

Reject the Local Law: Maintains the existing exemption for short-term rentals, preserving current disparities between lodging providers and forgoing revenue.

Modify the Local Law: Council may direct further revisions to definitions, applicability, or exemptions.

Financial Impact:

By extending the room occupancy tax to short-term rentals, the City will collect revenue from a rapidly expanding lodging sector that currently pays no occupancy tax. Revenues generated will contribute to the cost of municipal services used by transient visitors staying in short-term rentals. Precise revenue impacts will depend on the volume of stays and rental activity citywide.

LOCAL LAW # 1-2026

A LOCAL LAW TO AMEND ARTICLE VII OF THE CITY CODE TO IMPOSE A ROOM OCCUPANCY TAX TO SHORT-TERM RENTALS.

BE IT ENACTED, by the City Council of the City of Geneva, Ontario County, State of New York, as follows:

Article I. General Provisions

Section 1. Authorization

The adoption of this local law is in accordance with New York Tax Law § 1200 and New York Municipal Home Rule Law § 10.

Section 2. Legislative Finding and Purpose

The City Council of the City of Geneva hereby finds that the lodging market has evolved significantly such that short-term rental accommodations now constitute a substantial and growing segment of paid overnight accommodations within the City of Geneva, and that traditional hotels, motels, and bed and breakfasts already subject to the City's occupancy tax compete directly with short-term rental units for the same transient visitor market.

The City Council further finds that exempting short-term rentals from occupancy tax obligations creates an unequal competitive landscape, places traditional lodging operators at a disadvantage, and deprives the City of tax revenue that would otherwise be collected from comparable overnight accommodations, and that this disparity has been recognized by the New York State Legislature in its adoption of Tax Law § 1200 and related omnibus legislation. Extending the City's occupancy tax would therefore ensure all transient visitors contribute equitably to the cost of the municipal services they enjoy.

Section 3. Validity and Severability.

If any clause, sentence, paragraph, word, section or part of this local law shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Inconsistency.

All other local laws and ordinances of the City of Geneva that are inconsistent with the provisions of this ordinance are hereby repealed provided, however, that such repeal shall only be to the extent of such inconsistency. In all other respects, this Local Law shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered herein.

Section 5. Effective Date

This Local Law will take effect immediately upon filing with the New York Secretary of State.

Article II. Amendments to the City Charter of the City of Geneva

City Code Article VII "Room Occupancy Tax" is hereby amended as follows: (new text italics, deleted text in strikethrough):

Section 318-44. Definitions.

TOURIST HOME, INN, HOTEL or MOTEL

A building or portion of it which is regularly used and kept open as such for the lodging of guests; *includes the terms "tourist home," "short-term rental" (as defined by New York Real Property Law § 447-a), "inn," "bed-and-breakfast," "hotel" or "motel," "motor court" or similar hotel- or motel-type of accommodations, by whatever name designated.*

Section 318-46. Exempt organizations.

~~E. A tourist home, inn, hotel or motel having fewer than three rentable units.~~

RESOLUTION #58-2026
SET PUBLIC HEARING – LOCAL LAW NO. 1-2026 TO AMEND ARTICLE VII OF THE CITY
CODE TO IMPOSE A ROOM OCCUPANCY TAX TO SHORT-TERM RENTALS

WHEREAS, the Geneva City Council has determined that it would be in the best interests of the City of Geneva to adopt a local law amending City Code Article VII Room Occupancy Tax to apply the existing room occupancy tax to short-term rentals; and

WHEREAS, the City has prepared a Local Law to amend City Code Article VII accordingly, which Local Law is on file with the City Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Geneva that a Public Hearing shall be had on the 7th day of October, 2026, at 7:00 p.m. for the purpose of adopting Local Law No.1-2026, to amend the City Code regarding occupancy tax for short-term rentals; and be it further

RESOLVED, that the City Clerk advertise for said Public Hearing in a manner consistent with law.



Geneva City Council
Agenda Item Briefing

To: Mayor and City Councilmembers

From: Joseph Venuti, Director of Public Works

Meeting Date: September 15, 2026

Item Title: RESOLUTION DECLARING THE CITY OF GENEVA AS LEAD AGENCY FOR PROPOSED IMPROVEMENTS TO THE CASTLE CREEK GABION BASKET RETAINING WALL

Action Required:

Declare the City of Geneva as Lead Agency pursuant to SEQRA for the purpose of improvements at the Castle Creek gabion wall, located behind 51 Geneva Street and what is referred to as Exchange Place parking lot.

Background:

On July 9-10, 2023, the City was impacted by the FEMA Disaster Declaration 4723, New York Sever Storms and Flooding events. Staff has categorized the damages sustained at this site and has been working closely with Federal Emergency Management Agency (FEMA) and New York State Division of Homeland Security and Emergency Services (NYSDHSES), to secure funding for the necessary improvements needed to restore this infrastructure to pre-disaster conditions.

Under the New York State Environmental Quality Review Act (SEQRA), the proposed project qualifies as an Unlisted Action requiring environmental review. The City must declare itself Lead Agency to coordinate the SEQRA review process.

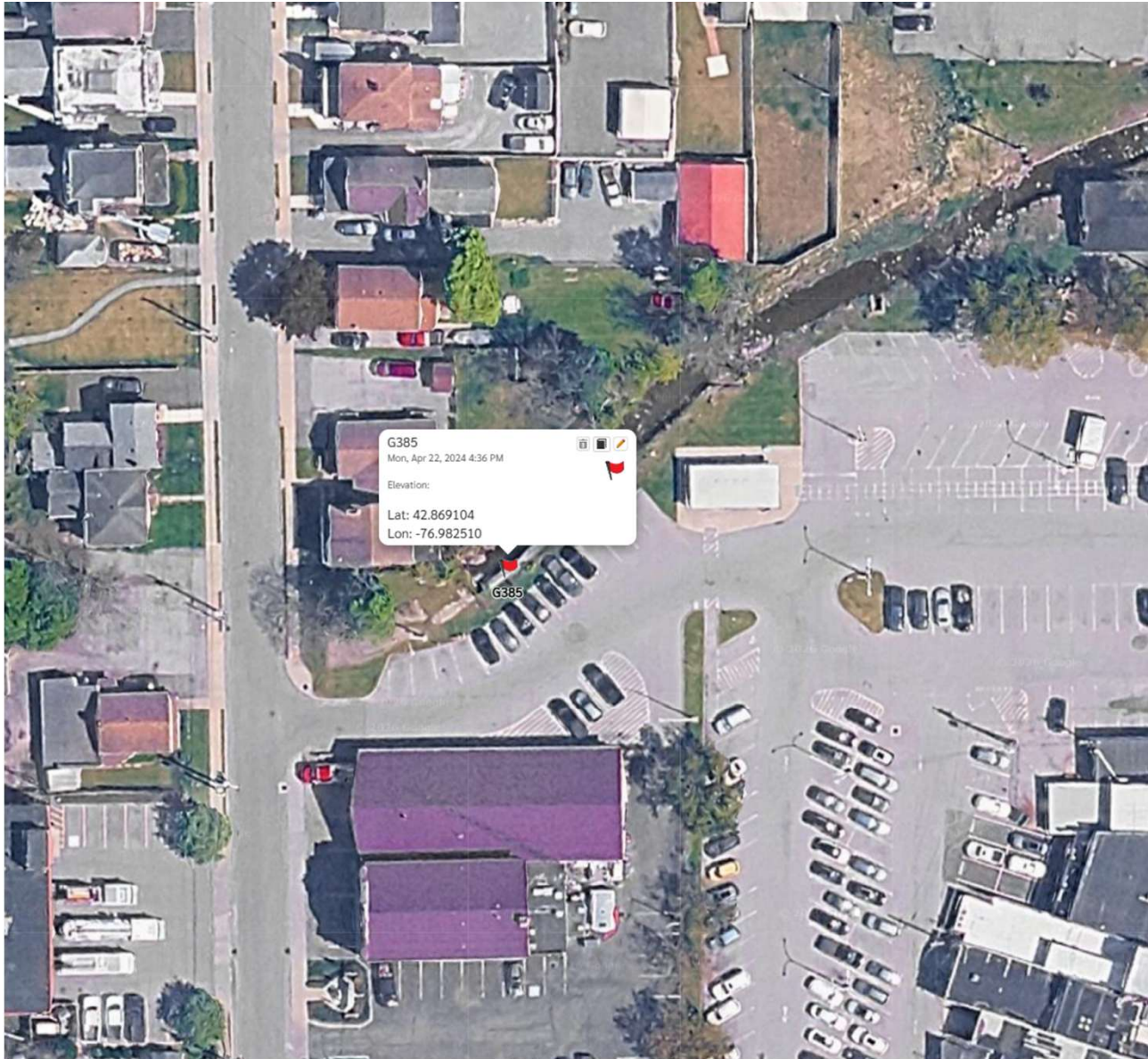
Alternatives:

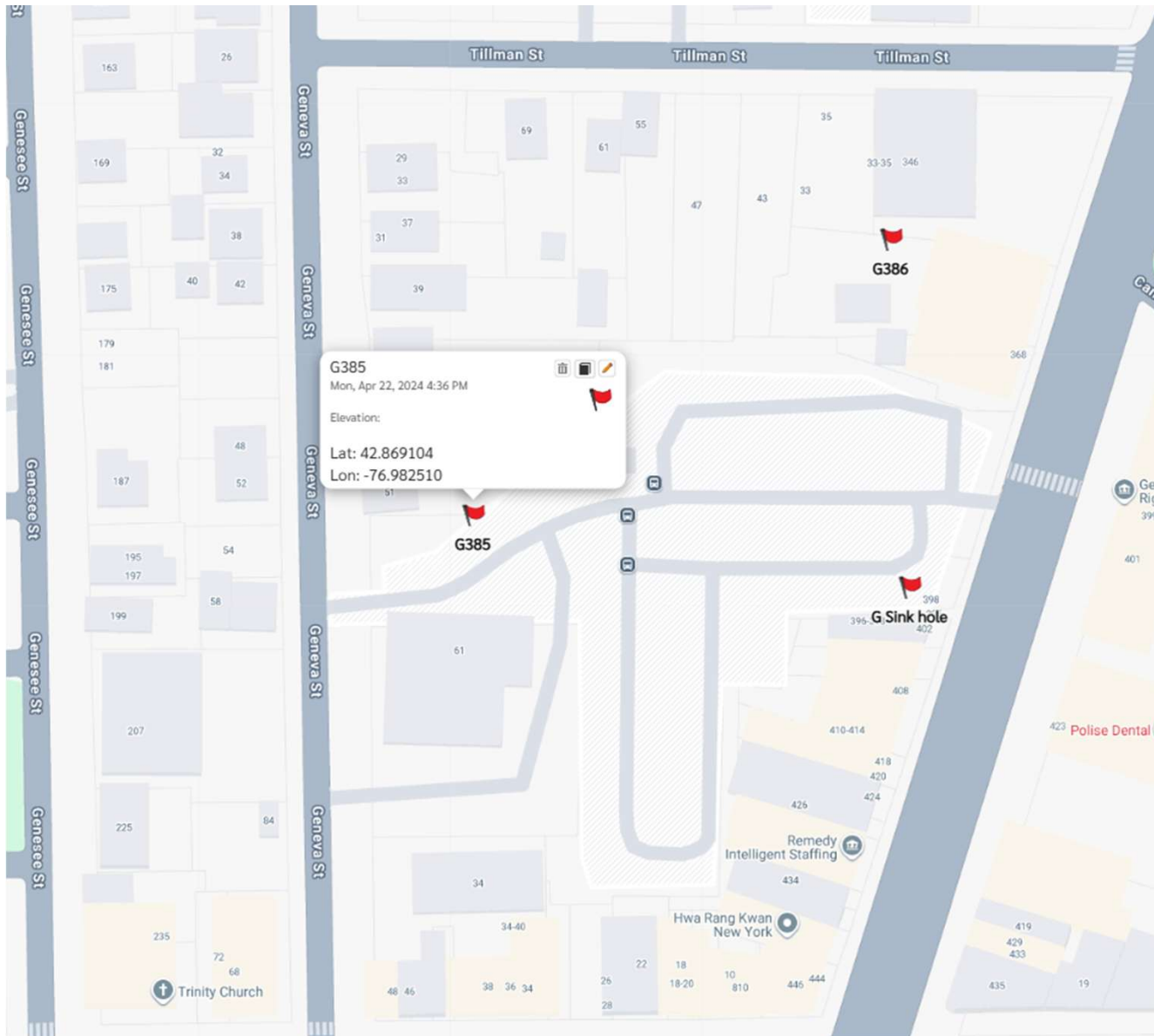
Without declaration as lead agency, improvements cannot be made to the facility.

Financial Impact:

There are no immediate fiscal impacts related to declaring Lead Agency. Anticipated funding through the FEMA Public Assistance program will offset project costs.

Director of Public Works – Joseph M Venuti
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RESOLUTION # 53-2026

DECLARING THE CITY OF GENEVA AS LEAD AGENCY FOR PROPOSED IMPROVEMENTS TO THE CASTLE CREEK GABION BASKET RETAINING WALL

WHEREAS, the City of Geneva is proposing improvements to the existing Gabion Wall section located on the south embankment of Castle Creek storm water conveyance system, behind 51 Geneva Street and what is referred to as Exchange Place parking lot, which may include, but are not limited to, replacement of approximately 80 feet long by 6 feet high retaining wall, that was damaged during severe weather events of July 9 -10, 2023;

WHEREAS, the proposed project is classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA) pursuant to 6 New York Codes, Rules and Regulations (NYCRR) Part 617; and

WHEREAS, in accordance with SEQRA regulations, a Lead Agency must be designated to conduct the environmental review of the proposed project; and

WHEREAS, the City of Geneva, as the project sponsor and as a local government with primary jurisdiction over the property and associated approvals, is the most appropriate agency to serve as Lead Agency for the SEQRA review of this action;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Geneva hereby declares itself Lead Agency for the environmental review of the proposed improvements to the Gabion Wall section located on the south embankment of Castle Creek, behind 51 Geneva Street and what is referred to as Exchange Place parking lot, under the provisions of the State Environmental Quality Review Act; and

BE IT FURTHER RESOLVED that the City of Geneva shall undertake the necessary environmental review in accordance with SEQRA regulations, and will coordinate with all involved and interested agencies as required.



Geneva City Council

Agenda Item Briefing

To: Geneva City Council

From: Taylor Youngs, Acting City Manager

Meeting Date: September 15, 2024

Item Title: Resolution Establishing a Public Hearing for a Local Law Overriding the Property Tax Cap

Action Required:

State law requires City Council to enact a local law if the adopted tax levy will exceed the amount prescribed by the statutory formula. Ultimately the action will require a 2/3 affirmative vote of the Council. The action requested for this meeting is to establish a public hearing in advance of that vote. That requires a simple majority vote on the attached resolution.

Background:

Effective for 2013 and subsequent years, the state legislature has approved a statute that caps the annual property tax levy, according to a prescribed formula that takes into account multiple items, including PILOT activity, state retirement impacts, and other items. In order to override the cap, Council will need to pass a local law, which requires a Public Hearing. The hearing is proposed to be set for October 7, 2026.

Alternatives:

Council may elect not to pursue an override and lower the tax levy.

Financial Impact:

N/A

Office of the City Manager
Acting City Manager, Taylor Youngs
CITY HALL- 47 CASTLE STREET- GENEVA, NEW YORK 14456

RESOLUTION # 57-2026

**RESOLUTION ESTABLISHING A PUBLIC HEARING FOR A LOCAL LAW OVERRIDING THE
PROPERTY TAX CAP**

WHEREAS, revenues necessary to fund investments include property tax revenues that may exceed a statutory cap set by the State of New York; and

WHEREAS, override of the property tax cap will require adoption of a local law, and holding of a corresponding public hearing.

NOW, THEREFORE BE IT RESOLVED, that the Geneva City Council, hereby and in due form, does establish a public hearing to receive comment on the property tax cap and use of the override mechanism, and directs the Acting City Manager to schedule the hearing for October 7, 2026 at 7:00 p.m.