CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

July 19, 2021 - 7:00 PM

Public Safety Building – 255 Exchange St.

1. **Roll Call:** Don Cass, Anne Nenneau, Ervin Kosta, Marc Rodriguez, Chris Collins, Charles King, Louann Commesso, Michael John

Excused: Marc Rodriguez

Also Present: Neal Braman, Clr. Gaglianese

2. A Site Plan & Architectural Review and a Public Hearing for a Special Use Permit for Trinity Church, 520 S Main St. Tax ID# 104.58-1-33

Mark Romanowski presents the proposal for the conversion of Trinity Church into an inn, event space, and restaurant. The exterior footprint would not change, except for landscaping and the proposed 76 onsite parking spots, 37 are currently on site. The applicant has also entered into a licensing agreement with FLCC to allow 35 parking spots at their location. FLCC will require 30 days advance notice for the use of the parking spaces. The maximum occupancy for an event (all employees, full event space, full hotel, and full restaurant) would be approximately 350 people.

29 guest rooms, a 73-seat restaurant (hours of operation would be limited to 10PM), event space (11PM weeknights and midnight on weekends). Number of employees would be 20 full time and 10 part time.

Mr. King mentions the proposed landscape plan and 3 species that are not native and requests that they be switched out with native plants. Mr. Romanowski agrees.

Mr. Collins asks about a potential time frame. Indoor renovations in Fall/Winter 2021 and exterior site work beginning in the spring. 18 months anticipated, depending on material and labor availability.

Mr. Timothy Buckley, 128 Washington St, 496 S Main, mentions the 350 persons is an extraordinarily large number. He would also like to see the parking agreement with FLCC. His concerns mention dumpster location, parked cars during any snow emergency, and delivery truck location.

Ms. Eileen Buckley, 128 Washington St, 496 S Main, mentions that this zoning change for the church is spot zoning and it will last forever. She asks about the financial backing of the proposal and if the City taxpayers would have any protection if the church closes or the investors back out. Another concern is the lighting in the parking lot – 19 lights that are 15 ft. high and sidewalks & pathways - 42 inches above ground level. She questions whether neighbors surrounding the church have been contacted regarding the lighting issue. Signage is also a concern about how it will be lit and how it will fit into the S Main Street landscape.

Ms. Gena Rangel, S Main St, is dubious about whether this project is correct for this site. She mentions Exhibit H and the stormwater issue. The stormwater plan is to have a holding tank or pond, but it will only hold water from 10 rainstorms per year, which is not realistic. Once that area overflows, it will run across to Pulteney St, which is prone to flooding. The proposed parking lot behind the church (39 parking spaces), will also cause additional runoff to Pulteney St. Also in Exhibit H, required signatures are missing. She urges the board to pay attention to the details that are easily missed.

Mr. Cass closes the public hearing.

Mr. King addresses the Exhibit H concern, mentioning that it is proper that the signatures come later. He also mentions that the stormwater portion of the proposal looks unfinished. Mr. King also asks about the location of the organ and was told that the console is mobile and can be moved. He mentions The Lillian Franklin Room (believed to be one of the oldest Black congregations in the city) and it would be appropriate and respectful to add a plaque commemorating this historical detail.

Regarding the lighting, Mr. King requests a warmer light (3500K or warmer) for the exterior lighting. No plans to alter any interior items-altar and other historical items will be preserved. The roof and copper need to be replaced at this time.

The telephone pole at the end of the driveway and the easement is sound with the neighbors, due to cars cutting the corner in to the driveway. Mr. Romanowski mentions that there is a mutual use easement at present.

Mr. King mentions that he would prefer to see the parking agreement with FLCC before voting on and proposal this evening.

Mr. Kosta states that more details about the parking situation, such as information about a potential valet service and logistics between the lots, would be appreciated.

Ms. Commesso states that she does not believe the board's determination should rest on seeing the mentioned parking agreement as that can be added as a stipulation in any approval.

Board members engage in discussion involving parking logistics.

Stipulations include submitting the signed parking agreement to the board, removing the non-native plant species from the landscape plan (unless the "feather reed grass" is required for water purposes), a historical marker in the Lillian Franklin lobby, lighting to be changed to 3500K or less.

Action Taken: Mr. King makes a motion to table this proposal for one month. Mr. Kosta seconds.

Roll was called and the motion was voted on as follows:

Nenneau	Nay
King	Aye

Kosta	Aye
Cass	Nay
Collins	Nay
John	Nay
Commesso	Nay
Rodriguez	Excused

Motion **DENIED**

Action Taken: Mrs. Commesso made a motion to approve the Submitted Plan, Site Plan & Special Use Permit with the following conditions: a contract for off-site parking at FLCC, signed and approved by the FLCC board, will be presented to the Planning Board, any non-native and/or invasive plant species will be replaced with native plants, historic pieces (fishing net and a plaque commemorating the African American congregation history of the site) will be properly displayed, and all exterior lighting will be a maximum of 3500K. Mr. Collins seconded.

Roll was called and the motion was voted on as follows:

Nenneau	Aye
King	Aye
Kosta	Nay
Cass	Aye
Collins	Aye
John	Aye
Commesso	Aye
Rodriguez	Excused

Motion **APPROVED**

3. Any questions and/or comments.

None

4. Approval of June 21, 2021 minutes, sent electronically.

The June 21, 2021 meeting minutes will be tabled until the next meeting due to lack of quorum of members present for that meeting.

5. Adjourn

Action Taken: Mr. Collins makes a motion to adjourn at 8:24PM. Ms. Commesso seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide