UNIQUELY URBAN

CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

June 21, 2021 - 7:00 PM via ZOOM

1. **Roll Call:**, Anne Nenneau, Ervin Kosta, Marc Rodriguez, Chris Collins, Charles King
Excused: Don Cass, Louann Commesso, Michael John
Also Present: Neal Braman, Clr. Gaglianese

2. Continuation of a Site Plan & Architectural Review for proposed Dunkin' Donuts at the corner of North St. & Exchange St.

Brian Bouchard with CHA Consulting presents revised drawings for the project per past Planning Board discussion. Outdoor seating and patio space has been added on the North Exchange St side and the previously proposed orange day lilies have been swapped for another orange native planting.

Driveways on both N. Exchange & North St have been widened with separate left and right turn lanes heading onto the streets and a third lane for entrance into the parking lot. On N. Exchange, the existing roadway allows for restriping so the ability to stack cars waiting to turn left is not lost. On E. North St, an existing 10 ft. striped area also allows the same ample queueing.

Signage has been added to the building elevation (2 externally illuminated signs allowed on premises for each establishment) facing N. Exchange St and a 20 ft. high pylon sign at the corner of the property. The Dunkin' signage on the pylon will be 40 sq. ft and 40 sq. ft of space has been reserved for the additional tenant.

Ms. Nenneau asks how the driveways on the North St. side affect the gas station curb cuts across the street. Mr. Bouchard mentions that the gas station driveway is an open curb cut and basically a free-for-all. There was no actual opposing driveway to line up to.

Mr. King asks about the arrow placement on the pavement on the N. Exchange side.

Mr. Kosta expresses a few concerns with chokeholds and larger vehicles entering and existing. Mr. Bouchard believes they have tried to address those concerns by providing wider driveways and allowing vehicles to make wider turn radiuses.

Action Taken: Mr. Collins 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).*

Ms. Nenneau reads through Part 2 of SEQR and board members discuss.

Action Taken: Mr. King 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 (5-3 excused)*

Action Taken: Mr. King makes a motion to approve the Site Plan & Architecture Review for the proposed Dunkin' Donuts at the corner of North St. & Exchange St. 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 our local codes, including but not limited to, Geneva Municipal Code Chapter 350 Zoning and NYS Fire Prevention Code and Building Code. Mr. Rodriguez seconds.

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

3. A Subdivision of land for the property on Jay St, Tax ID# 119.07-01-35.1, presented by Hobart College.

Mr. Roy Garfinkel of BME Associates is present to present the application. The plan is to subdivide an existing 26.91-acre parcel currently owned by HWS into 3 parcels – Lot 1 will be 26.3 acres; Lot 2 will be 0.328 acres and Lot 3 will be 0.283 acres. The intent is to sell Lots 2 & 3 (non-buildable) to adjourning property owners. HWS will retain Lot 1, which is currently vacant land.

Clr. Gaglianese asks if any of the acreage is wetlands and Mr. Garfinkel responds that it is not.

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

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

Action Taken: Mr. Kosta makes a motion to approve the subdivision of land for the property on Jay St, Tax ID# 119.07-01-35.1 as shown on Drawing 21-0009 dated February 17, 2021 as submitted. Mr. Collins seconds.

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

4. A Presentation by the Lakefront Development Group, LLC at 1115 Lochland Rd, Tax ID# 119.16-1-11, for a review of a PUD designation for Site Plan & referral to City Council.

Betsy Bragg, Joel Torelli and Marathon Engineering present a planned unit development with 60 townhouse residences, a 10,000 sq. ft hospitality building (potentially a restaurant/brewery) and a 125-room hotel. The site is a total of 12.9 acres with 5.5 acres for commercial use and 8 acres for residential. The entrance to the site will be 450 sq. ft north of Snell Rd.

All residences will be sold and are proposed as 6 buildings with 10 units each. Some amenities would include keeping historic items on display, a community building, an outdoor pool, outdoor gathering space on the lakefront, accessible access to a dock with canoes & kayaks.

Per the City, the current wastewater & waterline connections should pose no issues. Both an archeological study and traffic study have been completed and submitted.

Clr. Gaglianese asked about a marina and if any boat slips or rentals are planned. The response was not at this time.

Mr. King questioned the drainage patterns, the plans of the residential units (age and ability friendly?), and the landscaping plans. He also questioned whether the units would be condos. The response was condos are not planned at this time, but could change according to language. The plans for the units are still developing and could be a townhouse/condo mix.

Ms. Nenneau asks about building elevations. The anticipated height of the residential units would be 50 ft or 2-3 stories. The hotel would be an anticipated 5 stories.

Wendy Marsh is present to briefly explain the role of the Planning Board in the review of a PUD designation for Site Plan and referral to City Council.

Action Taken: Mr. Collins makes a motion stating The City of Geneva Planning Board recommends to City Council the rezoning of the 1115 Lochland Rd property from agricultural to the lakefront zoning district. Mr. King seconds.

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

Action Taken: Mr. King makes a motion stating The City of Geneva Planning Board seeks to provide a favorable recommendation with regards to the PUD sketch plan based upon the support provided by the applicant in the package dated June 17, 2021. Mr. Collins seconds.

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

Mr. Rodriguez states he would like City Council to consider the proposed 72 ft. height of the hotel as it seems high.

Action Taken: Mr. King makes a motion to recommend approval based upon the PUD project concepts set forth in the application. When the preliminary site plan returns to the Planning Board, the board will focus on building height, stormwater management, details associated with “aging-in-place” design, among others. Mr. Collins seconds.

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

5. Approval of the May 17, 2021 minutes, sent electronically.

Action Taken: Mr. Kosta makes a motion to approve the May 17, 2021 minutes as written. Mr. Collins seconds.

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

6. Questions and Comments

Action Taken: Ms. Nenneau makes a motion to schedule a public hearing for the next Planning Board meeting for the Trinity project at 520 S Main St. Mr. Collins seconds.

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

7. Adjourn

Action Taken: Mr. King makes a motion to adjourn at 8:42PM. Mr. Collins seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide