



**CITY OF GENEVA PLANNING BOARD
MEETING MINUTES**

December 20, 2021 - 7:00 PM

Public Safety Building – 255 Exchange St.

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

Excused: Ervin Kosta, Michael John

Also Present: Neal Braman

2. A Subdivision application for the Property at 136 & 142 High St. by the Property owner, Debra Cleveland.

Roy Garfinkel, present to speak for his client, Debra Cleveland, presents the application for a minor subdivision. The zoning district is R-2. The lot line for 136 High is virtually at the base of the current building, so Ms. Cleveland (purchaser of both lots) believes it is best for all parties if the lot line were to be moved west. It will still not create a conforming lot at 136 High, however, it will be better than it is now. 142 High St would remain a conforming lot. Lot 1 would become 5189 sq. ft. and Lot 2 would become 4158 sq. ft.

Mr. Cass opens the public hearing. No public present to speak. Public hearing is closed.

Mr. King mentions the new zoning code regulations that will be put into effect in the future. If the lot line was moved an additional inch west, both lots would be classified as conforming lots under the new regulations. This would also open up the permitted commercial & residential options for 136 High St. However, under current zoning laws and for the current sale of the property, this would classify both lots as unconforming, which is undesirable.

Action Taken: Mr. King makes a motion to declare the Planning Board the lead agency for the purposes of the SEQR review. Mr. Rodriguez seconds.

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

Action Taken: Mr. Rodriguez makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617. Ms. Nenneau seconds.

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

Action Taken: Mr. King makes a motion to approve the Subdivision Application for the property at 136 & 142 High St, (Tax ID#104.40-2-13 & 104.40-2-14) by the property owner, Debra Cleveland. Mr. Collins seconds.

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

3. 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).*

4. Any questions and/or comments.

None.

5. 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