



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

7:00 PM | November 20, 2023
Public Safety Building - 255 Exchange St, Geneva NY

- 1. Roll Call:** Don Cass, Anne Nenneau, Dave D'Amico, Kevin Reed, Chad McCusker, Charles King
Excused: Michael John
Also Present: Neal Braman

- 2. A Site Plan & Architectural Review for the YMCA at 399 William St for 10,600 SF 1 story addition and associated Site Improvements.**

Alex Amering, Costich Engineering and agent for Geneva Family YMCA, along with various members of the team presents the application. The YMCA currently operates with a special use permit in a residential district. The site is currently served off of Norwood Ave and William St and there is a parking lot on each of these sides of the building. Primary entrance off of the north side will not change, but parking layout will be improved from a circulation and layout standpoint, however, it will not be largely expanded.

Pedestrian sidewalk will be added that follows the face of the building with a landscape strip added for cosmetic purposes. Small bio retention strip will be added to the center of the parking lot. Also planned is a dumpster enclosure to match the aesthetic of the building. Utilities will be connected to what is currently being used.

Two members from the project team speak. States this project has been a long time in the making. Membership is changing and increasing. The current building is out of date and needs updating. This expansion will hugely benefit current members, especially children and seniors, and the community of Geneva as a whole.

Mr. D'Amico questions the future of parking spaces with the expected increase of membership. He also asks if any membership drive is planned. The team believes that it

will as the number of members present depend on time of year and time of day. She states it is very rare that the entire parking lots are at full capacity. No current membership drive is planned at this time. The land banking indicated on the application is more for possible future use.

Some interior work could ideally begin this winter, however, no ground breaking will occur until the spring.

Mr. King speaks about invasive species and asks if the two plants on the landscape list-- Lemon Squeeze Fountain Grass (*Pennisetum Alopecuroides*) and *Pinus Mugo* "Compacta" (Compact Mugo Pine)--could be swapped for a native species, or if that isn't possible, a non-native non-invasive species. Mr. Amering agrees.

Mr. Reed asks about the lack of lighting being added and the flow of traffic for entering and exiting the parking lot. Because of the current location in the residential area, it is a balance between addressing any membership concerns and being respectful of neighbors. Traffic flow through the parking lot (entrance/exit) will remain the same. Spaces will go from angled to perpendicular and remain at 80 spaces.

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

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused).*

Mr. Cass reads the SEQR review and board members respond and discuss as needed.

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. D'Amico seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused)*

Action Taken: Ms. Nenneau makes a motion to approve the site plan and architectural review for the YMCA located at 399 William Street for a 10,600 SF one [1] story addition and associated site improvements as submitted by the applicant on drawings CA110 dated 10-31-2023. The following conditions shall apply: 60-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 requirements, including but not limited to, Geneva Municipal Code Chapter 350 Zoning and NYS Fire Uniform Prevention Code and Building Code. Mr. D'Amico seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused).*

3. Approval of Minutes

Action Taken: Mr. D'Amico makes a motion to approve the minutes from the August 1, 2023 and the August 21, 2023 meetings. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused).*

4. Any questions or comments.

Neal Braman discusses the short-term rental resolution that was recently passed by City Council.

5. Adjourn

Action Taken: Ms. Nenneau makes a motion to adjourn at 7:55. PM. Mr. Reed seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide