



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

7:00 PM | April 15, 2024

Public Safety Building - 255 Exchange St, Geneva NY

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

- 2. A Special Use Permit for 150 Jay St [SBL# 119.7-1-6.100] to install ground-mounted solar panels.**

The property owners of 150 Jay St are seeking to install a 23 KW ground-mounted, fixed, solar panel system in the far back corner of their property. Cannot be viewed by neighbors. Some trees have already been cleared to allowed for maximum sun exposure. The property size is approximately 2 acres - solar panel system area size is approximately 80 ft. long by 14 ft. deep and will be installed 30-35 ft. from property lot line.

Action Taken: Mr. Reed makes a motion to open the public hearing at 7:04PM. Mr. King seconds.

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

No members of the public were present to speak.

Action Taken: Ms. Nenneau makes a motion to close the public hearing at 7:05PM. Mr. King seconds.

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

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

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

Mr. Cass reads through Part 2 of the short environmental review for board members to discuss as needed.

Action Taken: Ms. Nenneau makes a motion to approve the short environmental assessment form, Part 1 as completed by the applicant and Part 2 as completed by the Planning Board, declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts. Mr. Reed seconds.

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

Action Taken: Ms. Nenneau makes a motion to approve the special use permit for 150 Jay St. to install ground-mounted solar panels. Mr. Reed seconds.

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

3. An update of a Site Plan Review for 90 Pulteney St [SBL# 104.49-1-20.100], DeSales High School, to Apartment Conversion by Massa Construction.

This project was originally approved by the Planning Board in December 2020 – applicant is requesting a building permit extension.

Andy Tyman, coordinator of the DeSales project, is present to give an update of the previously approved project. There are 17 units with rents ranging from \$1650-\$2000 – 4 one-bedroom, 3 one-bedroom deluxe, 4 two-bedroom, and 6 two-bedroom deluxe. The original building was built in 1912 and is historic with SHPO designation. The original interior plans remain the same with the exception of the elevator being

moved to the rear interior of the building. Plan is to replace all windows to match and existing doors will remain in the 1920 section of the building. As part of SHPO, each unit will need to have a bank of school lockers and a piece of chalkboard and chalkboard rail. Basement will be used for tenant storage only. Security camera system will be installed in both the interior and exterior along with secure entry door system. Condensers for HVAC will be located on the roof behind the parapet and not visible to the street. Building has a sprinkler system.

DeSales Gym is currently being used by St. Francis-St. Stephen's school rent-free. It is the plan to reinvest any savings from tax exemptions into the gym in the future for lighting, HVAC, and gutters.

Building is currently being cleaned out. Some repair work and mold and asbestos abatement has been done. Major work in the main building should commence in the fall. Completion date is projected for May 2025.

Mr. Tyman states this project will not be divided into 2 phases.

Lighting and parking lot will remain the same as presented originally.

Mr. Reed asked if the handicapped spaces were being moved to be closer to the elevator and Mr. Tyman responds in the affirmative.

Mr. King asks if the units are all zero-step entry and Mr. Tyman responds in the affirmative. He also asks if trees are being added and if so, if the species be noninvasive or native.

Action Taken: Mr. King makes a motion to extend the building permit for the project at 90 Pulteney St, previously approved by the City of Geneva Planning Board in December 2020, to 120 days from this date, April 15, 2024. Ms. Nenneau seconds.

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

4. Approval of Minutes

Action Taken: Mr. King makes a motion to approve the minutes from the March 4, 2024 and March 18, 2024 meetings. Mr. Reed seconds.

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

5. Any questions or comments.

Short term rentals and potential changes to the previously passed City Council resolution are discussed.

6. Adjourn

Action Taken: Mr. Cass makes a motion to adjourn at 7:29PM. Mr. Reed seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide