



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

September 21, 2020 - 7:00 PM via ZOOM

1. Roll Call: Louann Commesso, Chris Collins, Anne Nenneau, Don Cass, Ervin Kosta, Marc Rodriguez

Excused: Michael John

Also Present: Neal Braman

2. An Architectural Review for an addition to the Norwood Ave Car Wash located at 86 Norwood Ave.

Alex Amering (Costa Engineering) gives a brief summary of the applicant's updated proposal. The applicant proposes adding a 1000 sq. ft. building in the rear of the property, primarily constructed of glass & aluminum. Some equipment will also be upgraded, most notably the vacuum systems, which will allow for quieter models. New pay stations and a new dumpster enclosure will be added. A privacy fence will also be constructed at the rear of the property along with some new landscaping for visual appeal. All utilities are existing.

Robert Marchenese, owner, states the new hours will still be limited, as proposed before, moving from 24 hours to 8AM – 7PM.

No public comment.

Mr. Collins believes the new proposal is a nice compromise for both business owners and the surrounding neighbors. Mr. Cass seconds and appreciates the changes, believing it to be more manageable and tasteful for the surrounding neighborhood.

Ms. Nenneau questions a 2X2 drain near the entrance to the car wash and if there would be any prewash that would be problematic going into the storm sewer. Mr. Amering states that with the building addition any prewash, if applicable, will be done inside of the building and any runoff will be running through a trench and into treatment units, which are also reclaim units. The only water the 2x2 inlet will catch is stormwater.

Ms. Commesso questions the vacuum area and if it will be locked down after the facility closes. Mr. Marchenese states that vacuums will be turned off after the car wash tunnel is closed at 7PM. No customer will be able to use any facilities after that time.

Mr. Cass wants to ensure the dumpster area is completely enclosed and will be locked after closing each night.

Action Taken: Ms. Nenneau makes a motion to declare the Planning Board the lead agency for the purpose of SEQR. Ms. Commesso seconds.

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

Action Taken: Mr. Collins makes a motion to declare this project a Type 2 under NY Code Rules & Regulations Part 617 with no further action required. Mr. Rodriguez seconds.

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

Action Taken: Mr. Kosta makes a motion to approve the architectural review for an addition to the Norwood car wash located at 86 Norwood Ave. Mr. Collins seconds.

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

3. Approval of minutes of March 2, 2020 sent electronically

Action Taken: Ms. Commesso makes a motion to approve the minutes from the March 2, 2020 Planning Board meeting, sent electronically. Mr. Kosta seconds.

*Roll was called and the motion was **APPROVED** (5 approve -1 excused – 1 abstain).*

4. Any questions or comments

No questions or comments.

5. Adjourn

Action Taken: Ms. Nenneau makes a motion to adjourn at 7:15PM. Ms. Commesso seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide