



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

October 19, 2020 - 7:00 PM via ZOOM

1. Roll Call: Don Cass, Anne Nenneau, Ervin Kosta, Marc Rodriguez, Charles King (new member)

Excused: Chris Collins, Michael John, Louann Commesso

Also Present: Neal Braman

2. A Site Plan & Architectural Review for 287 Hamilton St, converting Friendly's to a Canandaigua National Bank.

Ryan Destro (BME) presents the overview of the proposal for the 2640 sq. ft. structure (former Friendly's restaurant). Both the exterior and interior will receive upgrades. New drive through added on southern corner that will connect to the existing drive through ATM currently located at 291 Hamilton Street, which CNB owns (western parcel).

The current structure and property is in rough shape and has only continued to deteriorate. All asphalt and curbing will be removed and replaced. The brick of the building will be painted grey. Twenty-two [22] parking spaces will be made available, including four [4] spaces on the 291 Hamilton Street lot for employees.

Utilities are existing. A new storm sewer will be added on the southern portion of the parcel to collect storm water runoff. A masonry dumpster enclosure will also be positioned on the eastern end of the property.

Landscaping improvements include smaller shrubs and perennial grasses. Larger plants are not advised for financial institutions due to safety issues.

All lighting will be improved, including parking lot lighting and building mounted sconces on either side of the entrance and around the frontage of the building.

Signage will be located just north of the building, on Hamilton St, and will consist of the CNB signature clock tower monument sign.

Mr. Destro states the Ontario County Planning board had no comments regarding the project and voted unanimously for approval. DOT also had no concerns.

No public comment.

Mr. Cass questioned where snow will be placed. Mr. Destro responded that there will be designated lawn areas on the eastern & western portion of the lot. There is also a space at 291 Hamilton with existing stone landscaping.

Mr. King asked about the use of native and non-invasive plants in the landscaping. Mr. Destro stated that a licensed landscaper created the landscaping plan for the project and used hardy, drought resistant types that were designed to handle both wet & dry conditions. He believes all plants proposed are native.

Mr. Kosta expressed a concern about the illumination and if it will affect the residential area behind the parcel. Mr. Destro informed the board that financial institutions must meet certain lighting requirements due to safety, however, the proposed lights were designed to not splash onto neighboring property through the use of direction and light covers.

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

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

Action Taken: Mr. Kosta makes a motion to classify this action as a Type 2 under NY Code Rules & Regulations Part 617 with no further action required. Ms. Nenneau seconds.

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

Action Taken: Ms. Nenneau makes a motion to approve the Site Plan & Architecture Review as shown on Drawings 2727: 01 – 2727:08 and Drawings 2020-001:01 L-1 & L-2 and Drawings 2020-001-:01 A-9 & A-10. 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 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. Schedule a Public Hearing for a subdivision of properties at the corner of North Street, Exchange Street, & North Wadsworth Street.

The public hearing would be on the agenda at the next Planning Board meeting currently scheduled for November 16, 2020 at 7PM.

Action Taken: Ms. Nenneau makes a motion to schedule a public hearing during the next scheduled Planning Board meeting for the purpose of discussing a subdivision of properties at 14 N Exchange St, 2 N Exchange St, and 5, 7, 11, & 15 E North St. Mr. Rodriguez seconds.

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

4. Approval of September 2020 minutes, sent electronically.

Action Taken: Mr. Kosta makes a motion to approve the minutes from the September 21, 2020 Planning Board meeting, sent electronically. Ms. Nenneau seconds.

*Roll was called and the motion was **APPROVED** (4 approve - 3 excused – 1 abstain).*

5. Any questions or comments.

Board members discuss the progress of the Trinity Church application and the timeframe in which it will come in front of the Planning Board for site plan review.

Mr. King questions a deteriorating telephone pole and what agency would be responsible for its condition.

6. Adjourn

Action Taken: Mr. King makes a motion to adjourn at 7:35PM. Mr. Rodriguez seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide