CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

November 16, 2020 - 7:00 PM via ZOOM

1. **Roll Call:** Don Cass, Louann Commesso, Anne Nenneau, Ervin Kosta, Charles King
Excused: Chris Collins, Michael John, Marc Rodriguez
Also Present: Neal Braman, Clr. Frank Gaglianese

2. **A Re-Subdivision of lots 2 & 14 N. Exchange St and 5,7,11,15 E North St into 1 lot being proposed by the City of Geneva IDA.**

Adam Blowers speaks on behalf of the IDA & EDC. Properties are owned in a joint partnership between the 2 entities and Mr. Blowers acts as CFO for those agencies in his position as city Comptroller. Over the years, several properties in that corner (across from Family Video) have been acquired by the City, demolished when necessary, in order to turn it into a marketable property. The parcels have been marketed for some time and received periodic offers, but now the IDA is looking to combine the lots to make it more attractive to potential developers.

Action Taken: Ms. Commesso makes a motion to hold a public hearing regarding this application. Mr. King seconds.

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

No public comment.

Action Taken: Mr. Cass informs the board that they are unable to take any action during this meeting as they are still waiting for comments from the Ontario County Planning Board. There will be a special meeting scheduled in December.

3. A Site Plan & Architectural Review at 90 Pulteney St. for the conversion of DeSales High School to Apartments, by the Owner, Massa Construction.

Jeff Ashline (Mossien Architects on behalf of Massa Construction) is looking to provide the DeSales School with a facelift and an interior renovation for 15 condo units. Exterior renovations include new paint, sunshades, accessible entry vestibule & elevator to the north of the existing entrance, parking lot improvements, curbed islands, lighting, aesthetic improvements, all new windows & doors. Nothing will be expanded except for the front entrance vestibule and elevator.

Mr. Cass opens public comment.

Andrew Hintenach (92 Pulteney St.) asks if the units will be apartments or condos. Mr. Ashline responds that they are planned apartments, but could go to condos if the market demands that. Mr. Hintenach questions the proposed exterior lighting and makes some suggestions, including lower pole lighting (possibly 12 ft.), lower wattage, and a warmer temperature color. He also asks the hours lights would be on and Mr. Ashline believes they would be tied to a photocell, which would adjust for the time of year, currently most likely around 5PM-7AM in the darker months. To that end, Mr. Hintenach proposes the idea of lowering brightness during the night time, such as installing motion sensors. He appreciates the project as a whole, just would appreciate some sensitivity regarding lights. Mr. Ashline agrees with dropping the light poles lower to 12 ft and looking into the wattage and a warmer temperature color. He believes these to be reasonable concessions regarding the lighting plan.

Another comment is regarding the proposed driveway and if the curb cut could line straight up with the parking lot versus the current curve. Mr. Ashline notes that it is something that can definitely be considered, but will have to go through DOT as well.

Finally, Mr. Hintentach asks about the use of the parking lot and the gym by the parish and elementary school. Mr. Ashline believes that the parking lot will be off limits once the building becomes residential, but is not completely certain.

No other public comment.

Board comments:

Ms. Nenneau asks about the colors of the exterior – Sherman Williams Web Gray & Nebulous White, both masonry brick paint. She also questions the fence and where it will run. The current fence will be replaced and will run along the southern property line and the southwest area of the site. Two sheds are on site currently, which will likely be removed.

Mr. King asks about the religious iconography and if Mr. Massa will make any effort to donate any items to other churches or the community. Mr. Ashline absolutely believes Mr. Massa would be open to that as they are largely unable to utilize any iconography with the current design.

Mr. King also questions the current 6-7 large trees located by High St and Mr. Ashline states they will be unaffected.

Finally, Mr. King asks about the far side of the gymnasium and how it seems to be in a larger state of disrepair. He asks about the long-term plan for the gym. Mr. Ashline states that the gym isn't currently part of any Phase 1 plan and is unsure if it is included in any future phases. Mr. King just wants to ensure the integrity of the building, especially as it pertains to the roof & any trapped water. Mr. Ashline responds that the roof is not currently compromised, as it was just patched per his direction, but will bring up these issues to Mr. Massa.

Lastly, Mr. Ashline discusses the proposal of adding 2 inlets in the southern parking lot curbed islands that would tie into the below-grade storm to assist with water runoff.

Action Taken: Mr. Cass informs the board that they are unable to take any action during this meeting as they are still waiting for comments from the Ontario County Planning Board. There will be a special meeting scheduled in December.

4. An Architectural Review for an addition to the house at 53 Norwood Ave being proposed by the owner, The Lochland School.

Scott Powell (Architectura PC) presents. Lochland School has purchased this property as a healthcare home for 5 adult residents with medical needs. Up to 3 residents will be in wheelchairs. Part of the home will be removed and enlarged in order to accommodate these special needs. The home will be staffed full-time by 1 or 2 aides depending on the time of day. The overall appearance of the home will remain the same, just expanded slightly. Construction would hopefully begin this year.

As far as site improvements, sidewalks will be expanded to accommodate the residents.

No public comment.

Neal Braman asks Mr. Powell the intentions for the current garage. Mr. Powell states that there are no plans to demolish the garage as it will be used for 1 car and/or storage for residents, however, it will be spruced up and the doors replaced. The garage roof will be replaced as well.

Mr. Braman informs the board that notices went out to surrounding neighbors and he received no negative comments or issues.

Action Taken: Mr. King 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 (5-3 excused).*

Action Taken: Ms. Commesso 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 for 53 Norwood Ave. 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. Kosta seconds.

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

5. Approval of Minutes from October sent electronically.

October minutes will be voted on during the December 2020 meeting due to lack of quorum.

6. Questions or Comments

Ms. Nenneau mentions the draft zoning code and strongly encourages all board members to take a look at it.

Mr. Cass asks Clr. Gaglianese if he knows when City Council will be voting on the proposed zoning code. Clr. Gaglianese states that he believes the council will need to look at it two more times before it can go to the public for comment.

Mr. Cass also puts forth the idea of training sessions once the zoning code has been adopted. Mr. Braman says training is planned & funding is approved for both the Planning Board and Zoning Board.

Clr. Gaglianese says Jeff Greco seems to be a good new member fit for the Planning Board, pending approval from Lori Guinan in order to fill an empty seat. Mr. Kosta asks about Lowell Dewey as a potential member as well.

A special meeting is tentatively scheduled for December 7, 2020 for the two applications heard during this meeting.

A brief update on the status of the Trinity Church project is also given.

7. Adjourn

Action Taken: Mr. King makes a motion to adjourn at 8:03PM. Ms. Nenneau seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide