



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES – SPECIAL

March 2, 2020 - 7:00 PM

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

Excused: Marc Rodriguez

Also Present: Clr. Frank Gaglianese

2. A Site Plan & Architectural Review & Subdivision Application for an expansion of the Norwood Ave Carwash for Auto Wash2 LLC.

Alex Amering & Matt Bragg present changes and updates to their original proposal brought before the Planning Board on 1-27-2020. Changes to the original plan will shave 10 feet off the proposed car wash building, shifting the building 10 ft closer to 5&20 and producing a larger landscape buffer of approximately 35 feet to neighboring homes. The driveway would now be offset from the Spring St residential property currently located across the street. The proposed building itself is now located completely within the commercial zoning district, however, the driveway will be located in the residential district.

Sound readings have been completed at a similarly built masonry structure, showing an approximate reading of 60 decibels at the edge of the property line (conversation level). Hours of operation will change from the current 24 hours to 7AM-8PM.

A trip generation study shows that approximately 50% of vehicles will use both the car wash and the onsite vacuums. Those vehicles that use the vacuums will be forced to exit onto Norwood Ave due to a one-way route through the vacuum center.

Site lighting would include dimmable lights that would be dimmed during off-hours. A gate would also be installed that would be shut during off-hours to prevent any cut-through while the business is closed.

3. A Public Hearing for A Subdivision Application for the above-mentioned project.

Charles Hippert, 76 Spring Street, reads from a letter from Mr. Amering written to the City of Geneva ZBA in December 2019. Mr. Hippert does not agree with the portions of the letter that state the project will be an asset to the Spring St. neighborhood. He does not believe the landscaping will mitigate the proposed building and thinks that the project will have a strong negative effect on the neighborhood. In terms of safety, he believes the project is very unsafe because of the current lack of sidewalks and the high number of families who walk in the street itself. The already awkward intersection at Spring St & Hamilton St will also cause more traffic congestion and an increase of unsafe traffic situations in that area, especially with more traffic entering and exiting Spring St. He is concerned about cars lining up on Spring St. on a busy day waiting to enter into the car wash. Mr. Hippert also addresses the potential for noise and light pollution in the neighborhood.

Tom Michaels, 60 Spring Street, reemphasizes the Spring Street entrance and exit will result in an adverse effect to the neighborhood. Over 50% of the neighborhood families have small children and he is concerned about safety due to the current lack of sidewalks on the street. He believes an independent traffic study needs to be done to address the number of vehicles actually using Spring Street and Norwood Ave. He strongly supports nixing the entrance and exit on Spring St.

Rich Detro, 70 Spring Street, does not want to see the car wash from the bedrooms of his home. He understands the landscape buffer, but does not believe it is enough to mitigate the potential noise and lighting issues of the project. He also addresses safety and the lack of sidewalks on Spring Street, which will become more of an issue if this proposal were to pass. He believes that the proposal can be designed in a way to utilize more of State Routes 5 & 20, pushing the noise away from the residential district. He believes noise will be a big issue for the neighborhood, especially from vehicles and patrons using the vacuum center. He also addresses the issue of drainage.

Lowell Dewey, 52 Park Place, asks about the current zoning of the properties and the grade change of the proposed building. He believes that if it is more than acre, a stormwater and pollution plan needs to be submitted. He is also concerned about the loss of residential homes and the tax effect to the city. He questions the need for so many car washes in the city.

Dan Bennett, 67 Spring Street, requests to give his minutes to Mr. Hippert, which the board grants.

Jeff Arnold, Classy Chassis car wash owner, addresses the board with information regarding vacuums. He believes the percentage of people actually using the vacuums is closer to 10% rather than the 50% the applicant stated originally. The noise level from the vacuums is much louder than the applicant proposes and will continue before the car wash opens and after it ends. He believes car washes should be built in commercial areas for a reason.

Charles Hippert speaks again regarding operating hours, especially in the winter. He also speaks to deliveries, maintenance, testing, etc, that will be happening during the hours the car wash is closed which will add to the disturbance in the neighborhood. Mr. Hippert emphasizes the need of this board to take the needs of the residents into account, not just the developer wants.

4. Approval of minutes of January sent electronically

Action Taken: Ms. Nenneau makes a motion to approve the January 2020 minutes as written. Mr. John seconds.

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

5. Any questions or comments

No questions or comments.

6. Adjourn

Action Taken: Mr. Cass makes a motion to adjourn at 8:05PM. Mr. John seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide