



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

February 16, 2021 - 7:00 PM via ZOOM

1. Roll Call: Anne Nenneau, Ervin Kosta, Charles King, Chris Collins, Marc Rodriguez, LouAnn Comnesso

Excused: Michael John, Don Cass

Also Present: Neal Braman

2. A Subdivision Application for One Mile Point.

Mr. Braman steps in for Adam Blowers and presents the subdivision application for the board. The city made a decision that this property would go up for public sale. It was advertised and received a bid. However, with the City's sanitation pump station on the property, progress was held up and the property had to be surveyed and subdivided.

Parcel #3 as shown, holds a few small buildings and houses the equipment for the sanitary pump station. The city will retain this parcel and the other parcels, #1, #2, #4 & #5, will be sold to Dan McGowan, who was the high bidder. All necessary easements have been covered. The City of Geneva will maintain and plow the road coming in as they will still need to access their plant.

The Ontario County Planning Board (OCPB) had comments in reference to Parcels #4 & #5 not meeting the minimum square footage requirements for that zoning district. The city attorney stated that the deed will show the parcels all as one property, which will be larger than the 20,000 square foot minimum.

Action Taken: Mr. King makes a motion to open the public hearing. Ms. Comnesso seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

No public present to comment. Ms. Nenneau closes the public hearing.

Board discussion:

Mr. King asks Mr. Braman if the northwest corner of the property belongs to Parcel #1 or #3, and if Parcel #1 extends north of One Mile Point. Mr. Braman responds in the affirmative, that Parcel #1 does extend north past One Mile Point.

Ms. Nenneau questions what the buyer's intentions are for the property. Mr. Braman believes he has no current plans to develop the land, but purchased it to protect his current properties.

Mr. Kosta asks if the comments from the OCPB meant some sort of subdivision to prevent any future development. Mr. Braman states he believes it was more because the parcels did not meet the minimum lot size for the zoning district, but will be described as a single lot in the deed. In addition, Mr. King inquires if a new owner purchased the property, could they buy single parcels or just the entire lot? Mr. Braman believes it would be possible to sell off individual parcels, but due to the current zoning code, those single parcels could not be developed. If some of the smaller parcels were combined, however, they would meet the minimum lot size. Any new subdivision of the parcels would need to come before the Planning Board.

Ms. Nenneau reads the OCPB comments to the board. The comments were addressed in the previous board discussion.

Mr. King mentions it might be to the owner's advantage to plant trees along the road in Parcel #2. He asks if the new owner is aware of how close they could plant along the road. Mr. Braman states there are no setback/zoning requirements, but any planting could not hinder city access or plowing and they would need to be aware of easements and utility lines.

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

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Board members complete Part 2 of the short environmental review, making a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts.

Action Taken: Mr. King makes a motion to approve Parts #1 & #2 of the SEQR review, with Item #9 checked "Yes." Ms. Commesso seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Board members approve the application and Mr. Braman informs the board that this proposal will go before City Council for final approval during the next scheduled meeting.

Mr. King recommends that City Council be informed of the multiple parcels actually being shown as a single property in the deed.

3. Approval of minutes from December 2020, sent electronically.

Action Taken: Mr. King makes a motion to approve the minutes from December 14, 2020, sent electronically. Mr. Kosta seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

4. Questions and comments

Board members and Mr. Braman discuss the status of the Trinity Church application.

5. Adjourn

Action Taken: Ms. Nenneau makes a motion to adjourn at 7:31PM. Mr. Kosta seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-2 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide