



## CITY OF GENEVA PLANNING BOARD

### MEETING MINUTES

March 15, 2021 - 7:00 PM via ZOOM

**1. Roll Call:** Don Cass, Anne Nenneau, Ervin Kosta, Charles King, Chris Collins, LouAnn Comnesso

**Excused:** Michael John, Marc Rodriguez

**Also Present:** Neal Braman, Clr. Gaglianese

#### **2. A Subdivision Application for 315 Slosson Lane.**

Neal Braman presents application. As shown on map, L1 and L2 were previously a single lot. In the current L2, an old foundation was discovered that is partly over the property line. The current owners of 361 Slosson, Mervyn & Joanna Whelan, offered to purchase the approximately one [1] acre piece (L2) from their neighbors at 315 Slosson to merge with their main property. Lot L1 will be sold and Lot L2 will be incorporated into the main property at 361 Slosson Lane.

This project was sent to the Ontario County Planning Board and as it is an exempt action (creation of less than 2 lots), there were no comments.

Mr. Cass opens the public hearing. No public present to speak. Mr. Cass closes the public hearing.

**Action Taken:** Ms. Nenneau 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. Comnesso 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 the subdivision of 315 Slosson Lane as submitted. Ms. Nenneau seconds.

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

### **3. A Site Plan & Architectural Review for 2 storage units for Lot 90.15-4-63.100, corner Lehigh St & Avenue G**

Eric Giguere, property owner, is present for the application. He is looking to put 2 30x90 storage buildings, holding 44 storage units total (3 different sizes) on his empty lot at the corner of Lehigh St. & Avenue G. No outdoor storage of any kind is planned.

The current site is split between F Industrial & R2 zoning. Current zoning regulations dictate that residential units cannot be built in an F zone. The north side, Avenue G, was discovered to not actually be a city street, but is owned by CCN International. Mr. Giguere has spoken with Ms. Nenneau (owner of CCN) for right of way access on Avenue G. Also, a Phase 1 environmental study was conducted by LaBella Associates and the property was cleared.

Mr. Giguere looked into constructing a 2-unit apartment building, however, there are zero utilities on the property and adding them would be an incredible expense. The property is not in a very desirable location due to a NYSEG substation across the street and having a foundry remediation pile nearby.

Storage buildings are less intrusive to homes in the area and have low impact regarding lights and noise. Proposed lighting will face down – 12 lights total, 6 on each storage building. The project has received positive comments from neighbors.

A large hedgerow is currently on the west line of the property with a fence on the south side. Mr. Cass recommends a 6 ft. stockade fence be added to the west side for added privacy for the neighbors on N Genesee St.

Mr. King asks about stormwater runoff. Pipes on the west and east sides of the property would be directed north towards city storm drains. There are no issues with water coming in from the street. Mr. Giguere also discussed a berm on the street with an engineer.

Finally, Mr. Braman mentions a section in the industrial code regarding a buffer strip, suitably landscaped, of at least 100 ft. wide to protect residential areas from large scale industrial zones. This would be impossible to accomplish on this lot.

**Action Taken:** Ms. Nenneau 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. Mr. King 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 the site plan & architectural review for 2 storage units for Lot 90.15-4-63.100, corner Lehigh St & Avenue G, drawings C2.0 and C1.0, pending Zoning Board of Appeals approval next week. Fencing along the West boundary as proposed on the south would be required per 350-24 E 3, Minimum 6' tall. Mr. Collins seconds.

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

#### **4. Approval of minutes from February 2021, sent electronically.**

**Action Taken:** Mr. Collins makes a motion to approve the minutes from February 17, 2021 sent electronically. Ms. Commesso seconds.

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

#### **5. Questions and comments**

Mr. Braman mentions the American Legion property will be coming before the board again in April or May.

#### **6. Adjourn**

**Action Taken:** Mr. King makes a motion to adjourn at 7:52PM. Ms. Commesso seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide