



**CITY OF GENEVA PLANNING BOARD
MEETING MINUTES**

April 18, 2022 - 7:00 PM

Public Safety Building – 255 Exchange St.

1. Roll Call: Anne Nenneau, Allison Koczent, Chad McCusker, Christopher Collins, Don Cass, Charles King

Excused: Dave Damico, Michael John, Ervin Kosta

Also Present: Neal Braman

2. A Subdivision application for the Property at 165 White Springs Rd. by the Property owner, Roy Garfinkel.

Roy Garfinkel, property owner, is present to speak. The property at 165 White Springs Rd was originally subdivided into 4 lots the previous year, however, after reevaluating the logistics, he is submitting a new application.

Lot lines between Lots 3 and 4 were adjusted to allow for a common driveway to access Lots 3 and 4 between Lots 1 and 2, thus giving more space between Lots 1 and 2. All appropriate easements would be recorded to allow sewer hookups, a driveway agreement between Lots 3 and 4, maintenance agreement for the driveway.

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

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

No public present to speak. Public hearing is closed.

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. McCusker seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

Action Taken: Ms. Nenneau makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Ms. Koczent seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused)*

Action Taken: Mr. King makes a motion to approve the Subdivision Application for 165 White Springs Rd, by the property owner, Roy Garfinkel. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

3. A Subdivision application for the Property at 32 & 34 Cortland St by the owner John & Noreen Vonbergen

Roy Garfinkel is present to speak for the property owners at 32 & 34 Cortland. Owners currently live at 34 Cortland and plan to sell 32 Cortland. Before selling, they wanted to optimize the amount of land to keep for their own home.

Application includes Tax ID#104.57-2-59, currently 0.232 acres, to become Lot 1 at 0.115 acres. Tax ID#104.57-2-60, currently 0.189 acres, will become Lot 2 at 0.306 acres. All changes are believed to conform to current zoning which is in an R-2 district.

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

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

No public present to speak. Public hearing is closed.

Ms. Koczent asks about the existing fence and Mr. Garfinkel states the fence is currently on the lot line and will remain.

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 (6-3 excused).*

Action Taken: Ms. Nenneau makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused)*

Action Taken: Mr. King makes a motion to approve the Subdivision Application for 32 & 34 Cortland St, by the property owners, John & Noreen Vonbergen. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

4. A Subdivision Application for Lake Tunnel Solar Village.

Ryan Wallance, Lake Tunnel Solar Village, presents a largely administrative application which involves an update to the lot lines of the Lake Tunnel Solar Village. During construction, shifting of utilities and buildings occurred on site due to tight lot size. Storm water system in road as one lot and homes on individual lots. Carport parking to line up with divisions in parking structure. Homeowners have all been spoken to regarding issue.

Action Taken: Mr. Collins makes a motion to open the public hearing. Ms. Nenneau seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

No public present to speak. Public hearing is closed.

Mr. Braman mentions this application has been through the City Assessor and no issues were found.

Mr. King asks where the largest shift on the property occurs. Mr. Wallace believes it is Lot 39 by property area because that lot was originally going to be in a different configuration. The others would be the parking spots.

No changes to any lot lines that abut the public easement.

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. Koczent seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

Action Taken: Ms. Nenneau makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Mr. McCusker seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused)*

Action Taken: Mr. King makes a motion to approve the Subdivision Application for the Lake Tunnel Solar Village. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

5. Any questions or comments

Going forward, all draft minutes will be sent via email to all board members for corrections, edits, and changes. If there are none, or once any requested edits are made to the board's satisfaction, the minutes will be considered final. Approval of minutes will not formally take place during the meeting.

Discussion on various construction updates throughout the city.

Mr. Braman speaks to the new board members about required training and the updates to the zoning code revision process.

6. Adjourn

Action Taken: Mr. King makes a motion to adjourn at 7:54PM. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide