



## CITY OF GENEVA PLANNING BOARD

### MEETING MINUTES

April 19, 2021 - 7:00 PM via ZOOM

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

**Excused:** Michael John, LouAnn Commesso

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

#### **2. A Re-Subdivision application for 512 S Main St, Tax Id 104.58-1-32 by the owner Bruce Ruehl**

Roy Garfinkel, speaking for client Debra Cleveland (representing property owner Bruce Ruehl) proposes to subdivide the property at 512 S Main St, containing 0.668 acres, into 2 separate lots. Lot 1 would be 0.320 acres and contain the existing house. Lot 2 would be 0.348 acres and contain the existing multi-unit building and garage. This property came before the Planning Board in the past and was approved, however the subdivision map was never actually filed. Mr. Cass opens the public hearing. No public present to speak. Mr. Cass closes the public hearing.

Mr. Collins asks about question #20 on the SEQR form, which notes remediation has taken place on the property, but no details were offered. Mr. Garfinkel says the SEQR is actually filled out online through an automated system that often supplies incorrect information. After further research, no evidence of any remediation was found. Mr. Braman agrees with this.

Mr. King asks about the nature of the driveway easement. The right of way is believed to go to the rear property-it allows access to the rear from the street. Any future agreements will need to be made through attorneys. Mr. King also asks if Trinity Church shares that easement. Mr. Garfinkel believes they do not as there is no boundary line agreement on the survey map. Each property owns to their property line.

**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).*

**Action Taken:** Mr. King 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 (6-2 excused)*

**Action Taken:** Ms. Nenneau makes a motion to approve the subdivision of 512 S Main St as submitted. Mr. King seconds.

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

### **3. A Re-Subdivision Application for the City Of Geneva for 116 E North St, Tax ID 90.20-4-16.**

City of Geneva acquired property at 116 E North St approximately 18 months ago. House was demolished and property was listed for sale. The owner of 120 E North St, Dan Laurenza, purchased the lot, received approval per City Council, and proposes to subdivide the lot and merge it into his own current property.

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. Mr. King seconds

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

**Action Taken:** Mr. Kosta 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 (6-2 excused)*

**Action Taken:** Mr. King makes a motion to approve the subdivision of 116 E North St as submitted. Ms. Nenneau seconds.

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

### **4. An Informational Presentation for a Development at the corner of N Exchange St & E North St.**

Brian Bouchard with CHA Associates is present on behalf of Dunkin' Donuts. They are interested in the empty parcel on the corner of E North St & N Exchange St. The proposal is a drive through restaurant with an attached retail space that will be leased. The drive through will be Dunkin's only. Mr. Bouchard is planning on coming back before the board with more detailed plans during the May meeting.

Mr. King asks about the sloping of the lot down towards Wadsworth St. He also questions the pedestrian access points, especially from the corner of the intersection.

Ms. Nenneau asks if the applicant had spoken with the DOT. Applicant has not yet, but fully planning to. She also asks about proposed signage and the applicant states that a signage package will be included in the detailed application presented at the next meeting.

Mr. Kosta expresses some concerns regarding the entrance to the drive through off of E North St and the parking spaces currently proposed. Raises the possibility of traffic building up in that area.

Mr. Braman wants to know more details about the operating hours, lighting, and garbage pickup due to the property being near a residential area.

Mr. Rodriguez asks if any Dunkin' franchises ever have standalone stores without wraparound drive throughs. Mr. Bouchard believes there may be some, but very few, as they are not viable in the market.

## **5. Approval of the March 15, 2021 minutes, sent electronically.**

**Action Taken:** Mr. Kosta makes a motion to approve the March 15, 2021 minutes as written. Mr. Collins seconds. Mr. Rodriguez abstains.

*Roll was called and the motion was **APPROVED** unanimously (5-2 excused-1 abstain).*

## **6. Questions and Comments**

Board members agree that future applications they receive to review can be given to them in electronic formats for better efficiency. Initial applications filed with the city should still be in paper/large scale format.

## **7. Adjourn**

**Action Taken:** Ms. Nenneau makes a motion to adjourn at 7:51 PM. Mr. Collins seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide