



## **CITY OF GENEVA PLANNING BOARD**

### **MEETING MINUTES**

**May 16, 2022 - 7:00 PM**

**Public Safety Building – 255 Exchange St.**

- 1. Roll Call:** Anne Nenneau, Dave D'Amico, Allison Koczent, Chad McCusker, Charles King  
**Excused:** Michael John, Ervin Kosta, Christopher Collins, Don Cass  
**Also Present:** Neal Braman

#### **2. An Architectural Review for HWS for a 900 SF Addition to the Intercultural Center House located at 288 Pulteney**

Proposal is an approximately 800 SF addition to the existing Intercultural Affairs House, which would involve interior renovations and a multipurpose room, along with new siding and roofing. Two ramps, one on the front and one on the back would be added, in order to increase accessibility. A porch would be added to increase gathering space.

Mr. King asks about the current trees and how many/which ones will be removed. It is confirmed that one large tree in the front of the property will be coming down. HWS has a standing policy that for every tree removed, two will be added.

Mr. King also asks about the current parking situation – two spots will be lost permanently. About a dozen spots will be during the construction period only, approximately 6 months. No staff will be added. Capacity for the multipurpose room will be 40 people.

The chimney on the south side of the building is currently overgrown with ivy and will have to come down as part of the exterior siding replacement. It has not been determined whether it will be allowed to grow back, but the mortar and foundations will be looked at.

Mr. D'Amico asks if the replacement siding will match what is there currently. All siding will be completely replaced and it will be a high-quality vinyl material.

The proposed accessible ramp in the front of the building will need to be slightly curved.

As far as landscaping, it will be similar to what is being shown on the plans presented to the board. Native plants will be used.

**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 (5-4 excused).*

**Action Taken:** Mr. King makes a motion to approve the architectural review for HWS for an approximately 900 SF addition to the Intercultural Affairs House located at 288 Pulteney St. Ms. Nenneau seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-4 excused).*

### **3. Discussions on Fence requirements for the New Zoning Code**

Neal Braman presents the idea changing/amending the current fence requirements in the zoning code. An increasing number of people are asking for a 6 ft. fence, and each time they must obtain a variance.

Mr. McCusker brings up safety. To address this factor, Mr. Braman also discusses the idea of requiring a fence setback, such as a certain number of feet off of a property line, sidewalk, curb, etc.

Also discussed is the possibility of requiring the “good side” of the fence must face the neighbor.

Ideally, Mr. Braman is looking for a recommendation from the Planning Board in order to present changing/amending the current codes to City Council.

### **4. Any questions or comments**

A discussion and clarification about the use of synthetic vs. natural building materials as it pertains to the current codes and proposed new codes takes place after Agenda Item #2.

### **5. Adjourn**

**Action Taken:** Mr. King makes a motion to adjourn at 8:04PM. Ms. Koczent seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-4 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide