



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

May 17, 2021 - 7:00 PM via ZOOM

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

Excused: Michael John

Also Present: Neal Braman, Clr. Gaglianese

2. A Site Plan & Architectural Review for Dunkin' Donuts at the corner of North St. & Exchange St., presented by CHA.

Brian Bouchard with CHA Associates is again present on behalf of Dunkin' Donuts. The proposal remains a drive through restaurant, with interior seating, and also an attached retail space that will be leased out.

The drive through will be located on the rear of the building, allowing more space for cars to fill. It is approximately 6 car lengths to the menu board, with another 5-6 lengths before a car is within the parking field. It is a double drive-through to allow extra room for mobile ordering and pickup.

There are sidewalks currently located along the road front. In the previous Planning Board meeting, it was suggested that the applicant consider alternative sidewalk entrances from the intersection of North St & Exchange St. The applicant did study this and it was determined that the original pedestrian access points would be the safest routes.

In terms of stormwater runoff, the lot is paved and sloped so that any water will run down to catch basins located at the lowest points on the property and connect into the existing city systems. Because the property is less than 1 acre, no formal plans are required. No steep slopes exist and there is no need for any retaining walls.

Internally, the Dunkin' Donuts space would have a grease trap and a new water system would be installed with a backflow preventer. Sewer, water, electric & gas would be provided.

For erosion & sediment control, construction entrances would be determined, areas for equipment to be stored to be provided, concrete washout, and the space would be encapsulated in silk fence.

For the landscape plan, the current green space in the rear of the property, along with a stockade fence, would remain in order to protect the residential area. More street trees would be added adjacent to the sidewalk to provide shade and foundation plantings would be added around the building.

Proposed lighting would consist of pole mounted LED fixtures that can be dimmed during the store off hours. They are dark sky compliant and forward throw. Wall mounted fixtures & sconces, also LED & energy saving, would be on the building.

The building itself would be grey with corresponding earth tones. The side facing N Exchange St would be mostly glass. Signage on building would be internally illuminated and a sign plan would be submitted separately. The interior is a custom build, so the seating arrangements and back of house plans would be submitted with the building permit application.

Mr. Bouchard reads through the Ontario County Planning Board (OCPB) comments and addresses as needed:

- Parking: 26 spaces are set aside for Dunkin' customers and 5 spaces are for the undetermined retail space. Spaces could be given over to the retail business as needed- it is estimated that over 50% of Dunkin' customers will access via drive through.
- Dumpster: Enclosure will be located on the Wadsworth side of the property, fully enclosed and gated. Will hold a 6 ft. dumpster and additional cardboard bin.
- Bicycle parking and/or outdoor seating: No current spot for bicycle parking and no plan for outdoor seating.
- Construction entrances: entrances aren't established until after construction. If any issues arise, they can be addressed at the time.
- Vegetation: Vegetation on northern boundary will mostly be cleared, except for any trees that might not be impacted. Spruce trees would be added afterward.
- Onsite signage: Enter & Exit signs along with pavement striping and typical details will be provided. Only one way to get to drive through.
- North St Exit & Vehicle stacking: Applicant contacted NYS DOT, but DOT responded with saying they have no jurisdiction in this area. Any direction will have to come from City staff. Addressing the vehicle stacking, approximately twice as much space is provided in the drive through area vs. similar Dunkin' Donuts properties due to the extended length of the building.
- Second tenant: OCPB recommends that applicant should search for a non-food tenant for second retail space. Dunkin' does not want a competitor next door, but not opposed to a complimentary food or retail business.
- Increased vehicle traffic, crosswalks & pedestrian signals: Dunkin' locations do not typically increase traffic, it is considered a "pass-by" store. Any crosswalks could be restriped on the normal City schedule.

Mr. Braman speaks to the fact that the NYS DOT has no jurisdiction over streets affected by this proposal and any recommendations will come from the City. Revised

striping will be necessary on E North Street and on Rt. 414 coming into/from the NYS Thruway as you cannot currently turn left. City Engineering staff has not had a chance to discuss these plans as of yet.

Mr. Collins speaks to his experience of driving through the area daily and that cars do stack up on the North St striping constantly during the morning commute. He believes it will be very difficult to get in and out of that entrance/exit during those hours, so much so that he plans on changing his route to work. He mentions that adding a secondary entrance on Wadsworth could be considered to get traffic away from the intersection as much as possible. Mr. Bouchard responds that Wadsworth is a smaller street, which is a potential negative, and also any traffic would be forced to drive around the building and back into the drive through traffic in order to exit.

Ms. Nenneau mentions that in the purchase agreement with the IDA & LDC, there are stipulations on the use of the second retail space-trying to ensure it is a community-centric, such as a small food store. Also some discussion that prior to renting the space, the developer would consult the IDA to further some of the mission statement of this area.

Clr. Gaglianese asks about the potential curb cuts and if they line up with the businesses across the street, the Pick Quick & Family Video, which could cause additional traffic issues. He also suggests the possibility of shifting the entire proposed building to the east in order to provide outdoor seating. Finally, he asks if any fence will be erected during construction, and if not, ensuring the space is monitored for safety.

Mr. King speaks to the landscape plan and informs Mr. Bouchard that the proposed orange day lilies are an invasive species and he requests that they be swapped out with a non-invasive or native species. Mr. Bouchard agrees. Mr. King also asks if Mr. Bouchard knows how many jobs this business would bring to Geneva-Mr. Bouchard is unsure of the exact amount. It would be mostly part time employees with a few supervisors. Employees in store would be 4-5 during peak hours, but most likely only 2-3 during off hours.

Mr. Rodriguez asks if there was any plan to have more of a raised marquee to add a little more interest to the elevation. Mr. Bouchard says he will bring that back to the developer.

Mr. Kosta comments to the parking spaces and if they need to be approved as shown or if they could be "undefined" and reconfigured later if need be. Mr. Bouchard states they are establishing what the site can actually hold without impacting the retail spaces and the drive through traffic. Any future second tenant will need to work within the existing site plan and space. Mr. Kosta also would like to echo Clr. Gaglianese's suggestion of adding a small outdoor seating area and encourages the city engineers to keep the entrances and exits simple in order to prevent even more potential traffic issues.

Mr. King follows up Clr. Gaglianese & Mr. Kosta's mention of shifting the building to the east, which would change the curb cut position to the east as well. That might allow the

opportunity to widen the curb cut. Mr. Bouchard agrees that the opportunity to have a separate left & right turning lane would be beneficial.

Mr. King, with Mr. Rodriguez seconding, states he does not feel the need for this board to restrict what the future second tenant can be.

Board members unanimously decide to have the applicant return to next month's meeting with the suggested updates presented. This will also give time for City staff to discuss plans for the street issues.

3. A Re-Subdivision Application at 21 Lafayette Ave for Missy & Doug Kennedy, Tax ID# 104.34-2-14.

Missy Kennedy, owner of 21 Lafayette Ave, is looking to acquire 6 ft. of land east of her property that currently belongs to her neighbor, Mike Williams, at 19 Lafayette Ave. Mr. Williams is willing to give Ms. Kennedy the land at no cost as it is located on her property's side of Mr. William's fence and Ms. Kennedy has kept it landscaped for over 40 years.

Ms. Kennedy wants to acquire the land to protect it from any foundry remediation and preserve the plantings and landscaping.

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

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

No public present to speak. Public hearing is closed.

Mr. King inquires about setbacks. Mr. Braman states the property is going through a change of setbacks – a 0 setback on the Kennedy property to a 0 setback on the Williams property and will create a non-conforming lot. Mr. Braman initially suggested a 3 ft. equal split of the property; however, Ms. Kennedy was within her rights to go before the ZBA & Planning Board in an attempt to acquire the full 6 ft.

Mr. Rodriguez asks Ms. Kennedy if the 3ft. split would make sense for her. Ms. Kennedy responded in the negative, as many of her plantings are mature ground coverings that extend the full 6 ft. space. If she were to only take the 3 ft., foundry remediation would still take place on the neighboring 3 ft.

Ms. Commesso mentions that as a realtor, resale isn't necessarily a point of contention in this situation. The lot lines would be defined and it would be up to any future buyers whether or not to purchase. The right of way would also allow the occupants of 19 Lafayette Ave to access the west side of their home for maintenance or any other reason.

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. Rodriguez seconds

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

Action Taken: Mr. Collins 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. Nenneau seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused)*

Action Taken: Ms. Nenneau makes a motion to approve the subdivision of 21 Lafayette Ave as submitted. Mr. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

4. A Subdivision Application by Mark Ball at 15 Twoomey Place to subdivide 502 S Main St., Tax ID# 104.58-1-31.

Mark Ball is looking to obtain a small parcel of land behind his home at 15 Twoomey Place. His neighbors to the rear, the Arthur's at 502 S Main, have offered him a piece of their large property in order for Mr. Ball to have space for plantings.

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

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

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. Commesso seconds

*Roll was called and the motion was **APPROVED** unanimously (7-1 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. Ms. Commesso seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused)*

Action Taken: Ms. Nenneau makes a motion to approve the subdivision of 15 Twoomey Place as submitted. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

5. Approval of the April 19, 2021 minutes, sent electronically.

Action Taken: Mr. Collins makes a motion to approve the April 19, 2021 minutes as written. Mr. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-1 excused).*

6. Questions and Comments

Mr. Cass asks about the status of in-person meetings. Mr. Braman responds that it is difficult to find a space large enough that also has virtual capabilities. As of right now, meetings will remain virtual.

Ms. Nenneau asks about the Legion property and Mr. Braman believes it should come before the board in June.

Mr. King appreciates the PDF format of the application documents.

7. Adjourn

Action Taken: Ms. Nenneau makes a motion to adjourn at 8:33PM. Ms. Commesso seconds.

*Roll was called and the motion was **APPROVED** unanimously (7-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide