



CITY OF GENEVA PLANNING BOARD

MEETING MINUTES

7:00 PM | May 24, 2023

Public Safety Building - 255 Exchange St, Geneva NY

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

- 2. A Subdivision of #35 Avenue F [Tax ID 90.15-4-62] to be added to lot 8 Ave G [Tax ID 90.15-4-63.100].**

Brennan Gooding, BME Associates, seeking Planning Board approval to combine 2 lots – moving the common boundary line 50 ft. southerly. This will increase the lot size of northern lot and decrease the size of southern lot.

Action Taken: Ms. Nenneau makes a motion to open the public hearing at 7:06PM. Mr. John seconds.

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

Mr. King asks about the current large trees providing a buffer zone between the commercial and residential lots. The same entity owns both the commercial and residential properties. The intention is to keep the trees where they are and run a fence behind them.

Action Taken: Mr. John makes a motion to 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 (6-2 excused).*

Action Taken: Ms. Nenneau makes a motion to classify this action as an unlisted action under NY Code Rules & Regulations Part 617. Mr. McCusker seconds.

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

Mr. Cass reads through Part 2 of the short environmental review for board members to discuss.

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

3. Action Taken: Ms. Nenneau makes a motion to approve the Subdivision application of #35 Avenue F [Tax ID 90.15-4-62] to be added to lot 8 Ave G [Tax ID 90.15-4-63.100]. Mr. John seconds.

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

4. A Site Plan & Architectural Review, for The City of Geneva IDA (Property Owner) by the applicant James Nardozzi, on Forge Ave, Tax ID 90.16-3-11.110

James Nardozzi, president of Nardozzi Holdings, proposed to develop a 20,000 sq. ft. facility that meets the neighboring district's use and design.

Mr. King asks about the spruce plantings proposed for the north side of the property and encourages them to be native species of spruce or another noninvasive tree. He also asks how far away from the parking lot the trees will be. Mr. Nardozzi states the location as just on the other side of the right of way. The slag pile currently located on the property will be crushed and recycled to be used on the property.

Mr. King mentions the addition of greenspace and amenities for employees would be appreciated. Mr. Nardozzi explains that although they do not want to encroach on the wetlands on west of the property, they are looking at add picnic tables, a pergola, etc for employee use.

No underground storage tanks will be located on the property. A diesel tank will be located aboveground and will meet DEC and Fire Code regulations.

Mr. Braman mentions that he would like to submit the proposed site plan to the DEC. The way the property is graded currently, there is very little runoff to Marsh Creek. No current storm system to run into. Cross culverts are located on west & east side and storm water is currently conveyed to the south to the sewage treatment plant.

One other concern Mr. Braman mentions the size of the bioretention pond possibly being undersized and no pipe from the catch basins. Mr. Nardozzi states they are drywall catch basins.

Surface runoff sent to south into the catch basins and filtrated through the retention pond. Mr. Nardozzi is proposing using the topography of the existing site instead of more drastic measures.

Ms. Nenneau asks about building up the gradient and after the construction has been completed. Material there now will be recycled to use on site. No stockpile should be larger than the building and should be hidden.

Regarding landscaping, Mr. Braman would like a final landscaping plan to submit to the Shade Tree Committee. A green buffer will be placed between the curb and parking lot and landscaped and maintained.

Employees in that location should be 20-25 persons and 20 parking spaces are planned.

The building does not need a fire suppression system. There is currently an existing water main with 2 dead hydrants, due to a road that was never constructed. The idea is that once this proposal is approved, that infrastructure will be removed at Nardozzi's expense and a new line will be run.

5. A Subdivision application, combining 3 lots owned by the City of Geneva into 1 lot. [Tax ID's 104.12-2-23.3, 104.12-2-24 & 104.12-2-23.1]

The City of Geneva is proposing to combine 3 separate lots into 1 single lot to encourage future development. Survey completed by BME Associates. Appraisal on property completed.

Action Taken: Mr. King makes a motion to open the public hearing at 7:55PM. Ms. Koczent seconds.

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

Wil Wolf expresses concern about large buildings that interrupt the flow of the city, or large "eyesores." Mr. Braman explains that the current allowed height under the current Zoning Code would be 45 ft with no required setbacks. Mr. Wolf states the combining of the lots would potentially encourage the large buildings he speaks of. After speaking with citizens in his ward, he relays that many people are not looking for more parking spaces, bars, pizza places, etc.

Jessica Farrell asks about potential of using the space for condos and discourages the Planning Board from that use in order to negatively affect the tax base of the city.

As no other members of the public wish to speak, Mr. Cass closes the public hearing.

Mr. King expresses concerns over the frontage being much larger than any other parcel in the downtown area. He agrees that the parcel is not currently subdivided in a conducive way, however, he believes combining these parcels as proposed could result in an overly large and unnecessary structure. He offers the suggestion of dividing the parcel into two smaller lots. This way the Planning Board would be implying that they are encouraging smaller projects that are more harmonious with the current downtown landscape.

Mr. Braman states that the lots could remain as is or be combined into smaller lots. However, with the way the zoning code is currently written, a developer could purchase all the lots and construct buildings that connect. Thus, still having the same footprint as a larger building developed on a single combined lot.

Mr. King discusses the idea of a more transitional approach, such as subdividing the lot into 2 smaller lots, which would give the impression that the Planning Board encourages development more in harmony with the current downtown landscape.

Ms. Nenneau discusses the fact that many current downtown properties and city owned lots have required government subsidies and assistance to bring them up to code and useable. This parcel has remained vacant and off of the tax rolls for decades despite multiple attempts for bids. The Planning Board will have a say in how any proposed building would look, so development should not be discouraged at this point.

Mr. King also mentions the potential condo aspect and tax loopholes. He worries that a larger project opens the city up to vulnerability. Discussion ensues about potential problems with condos or a shared asset property.

Action Taken: Mr. John makes a motion to declare the Planning Board the lead agency for the purposes of the SEQR review and to classify this action as an unlisted action under NY Code Rules & Regulations Part 617. Ms. Koczent seconds.

Roll was called:

Ms. Koczent	Aye
Mr. Cass	Aye
Ms. Nenneau	Aye
Mr. King	Nay
Mr. McCusker	Aye
Mr. John	Aye

Motion **Carried**

Mr. Cass reads through Part 2 of the short environmental review for board members to discuss.

Action Taken: Mr. John 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:

Ms. Koczent	Aye
Mr. Cass	Aye
Ms. Nenneau	Aye
Mr. King	Abstain
Mr. McCusker	Aye
Mr. John	Aye

Motion **Carried**

Action Taken: Ms. Nenneau makes a motion to approve the proposed subdivision application, combining 3 lots owned by the City of Geneva into 1 lot. [Tax ID's 104.12-2-23.3, 104.12-2-24 & 104.12-2-23.1] as referenced on the submitted BME Associates consolidated plan dated December 9, 2022. Mr. John seconds.

Roll was called:

Ms. Koczent	Aye
Mr. Cass	Aye
Ms. Nenneau	Aye
Mr. King	Nay
Mr. McCusker	Aye
Mr. John	Aye

Motion **Carried**

6. Questions and/or Comments

Mr. King mentions holding a Planning Board “best practices” discussion at a later meeting.

7. Adjourn

Action Taken: Mr. John makes a motion to adjourn at 8:28PM. Mr. King seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide