



## CITY OF GENEVA PLANNING BOARD

### MEETING MINUTES

**June 21, 2022 - 7:00 PM**

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

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

**2. An Architectural Review for Jim Cecere (Tenant) for a Change from a Retail Store to a restaurant and some exterior modifications at the property located at 50 Seneca St. (Super Casuals)**

Jim Cecere, owner & president of FLX Group, LLC, is joined with Kevin San Jose, creative director of *Vinifera*, Joe Fragnoli, *Super Casuals*, and Paul D’Amico, advisor & investor in FLX Group, LLC.

Name of proposed entity is Pastel. The building would serve two purposes – high design café & operations for Finger Lakes Cookie Company. Café patrons would enjoy cookies, coffee & ice cream, or an option for those “not looking for a drink.”

Design is meant to incorporate look and feel of downtown, but also to give a more open and integrated feel on Seneca & Linden Streets.

Signage and awnings would be on both fronts, Seneca & Linden, and improved windows on Seneca St. The idea for the Linden Street side is to install three garage style or other windowed doors, allowing for an indoor/outdoor experience. Entrance for the retail shop would be on Linden St. A set of doors entering into the operations side would also be utilized by Super Casuals, who would retain approximately 5400 sq. feet of the 8200 sq ft. building for shipping & pick up operations.

Mr. Fragnoli has already created a space in the rear of the building for trucks to pull in to reach the shipping & pick up location. It will continue to be utilized so Linden St. will not be blocked.

Mr. King asks about the garage style doors and it is clarified that the doors would also act as windows to allow views into the café space. They would either be bifold or lifted doors.

Ms. Koczent asks about timeframe and concerns about summer construction on Linden Street, which is already a tight space. Mr. Cecere responds with a proposed three-month timeframe with minimal disruption, depending on approval from this board.

Ms. Nenneau asks about the materials of the various exterior elements. Awnings will be canvas. The windows that face into the kitchen will be clear glass in order to allow views into the baking & cooking processes. The concrete block on the Linden St. side will be repainted (the possibility of a mural is being discussed) and the front materials will remain the same. The material of the garage doors and window trim will be dark aluminum.

Mr. King also asks about the exterior colors. The proposed colors will be pastel, but slightly darker in order to give a turn of the century feel. Ms. Nenneau asks that she recommends the applicant take a look at the downtown pastel paint palette that is used by other buildings in the downtown area.

The number of employees is proposed at 8-10 in the beginning and after opening, possibly another 5-10.

Ms. Koczent asks about possibility of business expansion for the purpose of longevity at the current Super Casuals site.

Any signage will be reviewed by BID.

**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. Collins makes a motion to approve the Architectural Review for Jim Cecere (Tenant) for a Change from a Retail Store to a restaurant and some exterior modifications at the property located at 50 Seneca St. (Super Casuals). Ms. Koczent seconds.

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

### **3. Discussions on Zoning Modifications for Fences.**

Board members participated in further discussion regarding potential changes to the current zoning regulations for fences.

This topic will be taken up again at the August meeting.

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

No questions or comments.

### **5. Adjourn**

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

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

Respectfully submitted by Lauren Karlsen, Administrative Aide