



## **CITY OF GENEVA PLANNING BOARD**

### **MEETING MINUTES**

**September 19, 2022 - 7:00 PM**

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

**1. Roll Call:** Don Cass, Anne Nenneau, Charles King, Michael John, Chris Collins, Dave D'Amico

**Excused:** Chad McCusker, Allison Koczent, Ervin Kosta

**Also Present:** Neal Braman

#### **2. A Site Plan & Architectural Review for 36 Middle St. for the creation of 9 apts in a vacant Commercial Building, Tax ID 104.8-3-8.100 presented by 36 Middle St LLC.**

Wendy Marsh & Dave Linger, property owners, present application. This project is part of the Restore NY grant application that is due 10/11/22 – for rehabilitation of structures in distressed areas.

36 Middle St is a long vacant commercial property in a mostly residential area. Current zoning allows for 2<sup>nd</sup> floor residential units; however, the code only allows for commercial/industrial units on the first floor.

Nine [9] apartments are proposed– four [4] units for affordable housing and several will have lake views. Existing front-loading dock, side patio area, and other outdoor areas will be accessible to everyone. All are one [1] bedroom units except for a single unit on the first floor, which will be a two [2] bedroom unit.

Exterior colors will be blue and gray with an industrial feel. Existing front-loading dock area will be kept and landscaping with plantings, greenery, and mulch added. Individual trash totes will be provided – hidden from public with a four [4] ft. fence.

Mr. D'Amico asks about utilities. Water & sewer not currently running to property. Utilities will come in from Middle St right down through middle of building or, ideally, along the side of the building.

Mr. King asks about parking and handicap accessibility of certain units. Eleven [11] spaces are being proposed – one [1] handicapped. Parking is also currently available on both sides of

Wadsworth St. First floor units are accessible via the existing ramp and meet aging in place standards. He also encourages native plantings in any landscaping choices.

**Action Taken:** Mr. King makes a motion to declare the Planning Board the lead agency for the purposes of the SEQR review. Mr. D'Amico seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

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

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

**Action Taken:** Ms. Nenneau 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. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused)*

**Action Taken:** Mr. King makes a motion to approve the Site Plan & Architectural Review for 36 Middle St. for the creation of 9 apts in a vacant Commercial Building, Tax ID 104.8-3-8.100 presented by 36 Middle St LLC. Mr. Collins seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

**3. A Minor Subdivision of 36 Middle St & 107 Wadsworth St to create 1 lot for the Development of 9 Apts and associated parking for the address of 36 Middle St. Presented by 36 Middle St LLC.**

**Action Taken:** Ms. Nenneau makes a motion to open the public hearing. Mr. D'Amico seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

No public present to speak. Public hearing is closed.

**Action Taken:** Mr. King makes a motion to declare the Planning Board the lead agency for the purposes of the SEQR review. Mr. D'Amico seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

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

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

**Action Taken:** Ms. Nenneau 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. King seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused)*

**Action Taken:** Mr. King makes a motion to approve the Subdivision Application of 36 Middle St & 107 Wadsworth presented by 36 Middle St, LLC. Ms. Nenneau seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

#### **4. Continued Discussion on Fences**

Mr. King shares more draft language for proposed changes. Discussion includes corner lots, setbacks, safety clearances, fence height limits depending on location on property, lot lines, "good side" vs. "bad side," and fence maintenance.

#### **5. Any questions or comments**

Discussion on the zoning update currently in progress.

#### **6. Adjourn**

**Action Taken:** Mr. Collins makes a motion to adjourn at 8:00 PM. Mr. John seconds.

*Roll was called and the motion was **APPROVED** unanimously (6-3 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide