



**CITY OF GENEVA PLANNING BOARD  
MEETING MINUTES**

**September 20, 2021 - 7:00 PM**

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

**1. Roll Call:** Don Cass, Anne Nenneau, Marc Rodriguez, Chris Collins, Charles King, Michael John

**Excused:** Ervin Kosta

**Also Present:** Neal Braman, Clr. Gaglianese

**2. A Site Plan & Architectural Review and a Public Hearing for the Proposed Development at 1115 Lochland Rd (Tax ID# 119.16-1-11) by developer, Lake's Edge.**

Matt Thompson, Marathon Engineering, presents an application for a planned unit development with 51 residential units (condos), a 10,000 sq. ft hospitality building (restaurant/brewery) and a 125-room hotel. The site is a total of 12.9 acres with 5.5 acres for commercial use and 8 acres for residential.

The application was initially presented to the Planning Board during the June 21, 2021 meeting. Changes to the initial application include connecting the hotel and commercial space, shifting the initially proposed center driveway between those 2 buildings further to the north, utilizing bioretention and green infrastructure practices, supplementing trees around current greenspaces, and adding a small boathouse to the existing dock for residents and visitors. Fire safety and emergency vehicle access has also been taken into account.

Regarding the architectural aspects of the application, earth tones that will integrate into the site year-round are proposed. The hotel will be 4 stories (57.9 ft high) with a roof top deck. The center tower will be the highest point, and lower on the sides with a lake view second story hospitality deck.

The restaurant/brewery will be 2 stories and top out at 33 ft. Restaurant and hotel will be connected through an open walkway.

Five townhome buildings (highest point will be 38.2 ft) are proposed. Lakeside buildings will have 3 stories exposed, Lochland side will have 2 stories exposed. Units will include graded

entries with entry to the buildings on the 2<sup>nd</sup> level and able to include an accessible lift to make aging in place considerations feasible.

The community building and outdoor pool will be a townhome resident amenity, standing 2 stories and 31 ft. high. It will include changing rooms for the pool, bathrooms, shared workspaces, fitness area, and potentially a small food & beverage outlet.

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

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

Mary Winiarski, 1037 Lochland Rd, speaks to the concerns of traffic from residents, hotel & restaurant guests, and service vehicles. She expresses concern about the impartiality of the conducted traffic study. The study recommended a follow up in 6 months to 2 years and she worries that it might be too late to make changes at that point. She requests that the City of Geneva conduct its' own evaluation. Also, she requests that the City consider decreasing the number of trucks on State Route 14, widening the lanes of State Route 14, and possibility of adding a traffic light at the intersection of Snell Rd and State Route 14.

Scott Michael, 1033 Lochland Rd, discusses noise of construction during the construction period and how the developers will minimize disruptions to neighbors. He asks about a timeline, if a target start date has been established, and if there are additional phases, the timeline for those phases. A major concern is the sewer lines that run through neighboring properties. Additionally, he questions the traffic management during construction, entry & exit of heavy equipment, daily work timeframes, and road hazards.

Mary Lee Bourbeau, 1041 Lochland Rd, voices concern about lighting and would like a commitment to dark sky lighting. She mentions that she, along with other speakers present, is not against the development.

Mark Chambers, 1053 Lochland Rd, echoes concern about the noise even with the natural buffering, especially with an outdoor event venue. He asks if there are limits to permitted noise, such as city ordinances.

Jane Chambers, 1053 Lochland Rd, has concerns about the northern boundary between the development and Lochland School. There is a current wrought iron fence that she would like to see kept but possibly adding additional greenery for appearance, noise buffering, and privacy. There is also a wrought iron fence between the development and the Belhurst, which she would like kept as well. She understands that some trees will need to be removed from the property and not all will be replaced, but asks what plants are planned for the north and south borders.

Scott Michaels, 1033 Lochland Rd, speaks again about the setbacks for the restaurant/brewery, hotel, and parking, which is a concern for the neighbors across the street from the development. The setbacks impact the quality of life and property values of those homes. He questions if the city will require modification to the site plan to be more consistent with the permitted setback to allow for more greenspace and retain the quality of the neighborhood. Additionally, he asks how many parking spaces are reserved for the hotel.

Sam Bonney, 1041 Lochland Rd, emphasizes he does not want an unfinished construction project in the event the developer finances go bad. He feels the city should require the developer to purchase a performance bond.

Walter Bowyer, 1049 Lochland Rd, states he does not believe offering the developer a PILOT program is a good idea. Also, he asks about the guarantee of the proposed docks not housing boats overnight once the construction is completed.

**Action Taken:** Ms. Nenneau makes a motion to close the public hearing. Mr. John seconds.

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

The applicant speaks again to address some of the concerns voiced during the public hearing. Regarding the traffic study, it was completed by an engineer familiar with the area. A follow up study was recommended after the construction was completed in order to gain a more accurate picture of actual traffic patterns.

Answering comments by the Ontario County Planning Board:

- Under all thresholds for primary and secondary means of access. All commercial buildings on site will be fully sprinklered and all buildings meet the fire code.
- Some parking spaces will be provided outside of the residential garages, along with spaces reserved for visitor parking. Driveways adjacent to buildings will be fire lanes.
- Bicycle and pedestrian safety is not affected by the proposal. No bike/pedestrian lanes currently.

Ms. Nenneau asks if the developer would be willing to agree to a letter of credit or performance bond for future work, for example, if a turning lane needs to be added. The applicant believes that any permit issued by the NYS DOT has a letter of credit attached to it for work required and a stipulation of the granted permit would be to complete the follow up study.

Mr. John asks about the addition of a curb to prevent property damage to a neighboring yard from turning cars. The DOT does not usually permit installing curbs or obstructions if it is not part of the existing roadway. They do sometimes allow for widening shoulders to allow for those turning cars, but that would be covered in the follow up traffic study.

The development will tie in to existing sewer lines very near to the current pool buildings. According to DPW, no upgrades or additions are needed. Tying in to the existing water lines will also occur on the property, with no upgrades or additions needed.

Construction will adhere to any noise ordinances and daily work schedules will be approximately 7AM-7PM in summer months. Working weekends is not preferred and can hopefully be avoided. The target start date is March 1, 2022 with a 24-month work period, beginning with hotel construction and working sequentially downward towards the lake.

No issues with providing dark sky compliant lighting. Fixtures will be 20 ft. high, lower than the allowed 30 ft. Minimal lighting in residential area.

There will be some outdoor gathering spaces permitted, such as the community building and restaurant. These spaces will typically be located in the rear of the buildings.

The wrought iron fences located on the north and south sides of the property are in disrepair and the plan is to remove them. Plantings and healthy vegetation will be supplemented.

Total parking spaces = 220. The hotel and restaurant/brewery will share parking.

Regarding setbacks, the development is allowed to come within 50 ft. of the right of way per code. The hotel is set back 100 ft. from the right of way, with the location of parking spaces allowing for better circulation of vehicles.

There will be a letter of credit that covers the dedicated portions as necessary to cover the portions of construction as it's envisioned. Cannot speak to PILOT as it is not something the developer as requested at this point.

Tie-ups are permitted at the boat dock for boats visiting the restaurant, a resident, etc, but no overnight or long-term tie-ups will be allowed.

Mr. John asks about potential signage. Applicant states that will be submitted under a separate package as it has not been decided on yet.

Clr. Gaglianese asks if the residential units will be townhomes or condos. Applicant states they are townhome style condos that are for sale.

Mr. Rodriguez questions is there are any metrics the developer is looking to meet before starting construction on the residential units, such as units sold. The buildings will be constructed one at a time so they can be built & sold at the same time.

Mr. King moves through more questions asked by the Ontario County Planning Board:

- The plan is to keep the majority of trees and other greenery along the north side with any trimming or necessary clean up done by an arborist's recommendation. The south side will need to be mostly cleared to provide access to the lake - it will be stabilized and graded to a less steep slope.
- Signage will direct cars in the parking area for either the hotel or restaurant although it is generally understood that guests will park in the closest spaces available to their destination.
- NYS Office of General Services approval is needed for the boathouse and dock.
- A 10 ft. landscape buffer will be maintained adjacent to the community building by stabilizing the existing slope, adding a silt fence to protect the edges of the property, and the developer will require biweekly stormwater inspections throughout all construction.
- The buffer area nearest State Route 14 includes several existing trees, but the applicant will have a landscape developer look into adding additional trees and greenery that will not negatively affect what is there currently.
- Viewshed studies north and south of State Route 14 were submitted, along with studies from the Belhurst and Slosson Ln.
- The American Legion Memorial will be maintained in some way; it is still being discussed.

- For reference of proposed setbacks, even though existing homes have a significant setback, the current zoning code requires a minimum of 75 ft.
- Proposed screening of the parking lot includes a 24x30 inch berm with the idea of shielding headlights from across the road.
- ADA access to the waterfront is still in discussion.

Mr. King asks about a marked area on the site plan which will be for a stormwater management facility with a water retention pond. He also asks for more details about the proposed aging in place considerations. Plans include elevator access to each floor and the ability for buyers to request items such as ground floor bedrooms/bathrooms. Detailed renderings and floorplans of units are being created for potential buyers.

Mr. Rodriguez ascertains that the applicant will be going in front of the NYS DOH for the water main extensions.

Mr. King confirms that utilities will not be provided to the boat dock so that will help in resolving the overnight boat tie-up issue. The applicant reiterates that the docks will hold a maximum of 16 boat slips and no facilities are being provided to encourage long term boat tie-ups.

In addition, Mr. John asks if there will be an HOA with the residential units. Yes, for items such as general maintenance and also for homeowner regulations.

Noise ordinance information can be found in the City of Geneva Municipal Code.

Mr. King states he would like to see the PUD language before the next meeting.

***A special meeting is scheduled for Monday, October 4, 2021 at 7:00PM at the Public Safety Building.***

### **3. Any questions and/or comments.**

None

### **4. Adjourn**

**Action Taken:** Mr. John makes a motion to adjourn at 8:22PM. Ms. Nenneau seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide