



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

6:00 PM | April 22, 2025
City Hall – 47 Castle St, Geneva NY

1. **Roll Call:** Stephen Salmon, Kyle Olschewske, Bob Meyer, Jeff Greco, Antonio Gomez
Excused: N/A
Also Present: Neal Braman, David Hou, Clr. Brennan, Clerk Tillotson

2. **A Zoning Interpretation made by the Code Enforcement office for the use of property at 1019 Lochland Rd. Appeal being requested by the owner of 1025 Lochland Rd.**

Appeal is postponed until the May 2025 meeting.

3. **An Area Variance Application by Lakeview Mental Health Services Inc. for a 5-Story apartment building located at 218 Genesee St. [Tax ID 104.42-2-44.110]**

Fred Shelley, BME Associates (site designer) and Mark Pandolf (project architect) and Cathy Lovejoy (Lakeview Health Services) are main presenters of the project application.

Applicant is requesting five area variances for a mixed-use building on an approximate 1.04-acre parcel. This is a redevelopment project which includes public right of way frontage on Castle, Genesee, Colt and Elm Streets. The parcel is currently zoned Central Business and is an allowed use under the city code. The proposed project is a 5-story, 74-unit apartment building with approximately 2400 sq. ft. of office space located on the first floor.

Variances being sought include code section 350-7.4A3, code section 350-7.14B & 350-8.6.A, code section 350-8.6C, code section 350-4.5, and code section 350-8.11.C.

The applicant believes that granting these variances will result in an improvement of the site – including removal of buildings and parking areas in public right of way areas, removing parking on all four sides of the building and replaced with landscaping and foundation plantings along Genesee St. It also provides infill between two existing buildings on Castle St which is currently parking space. Overall, it will result in a less intensive use of the property, including reducing impervious cover approximately 0.35 acres and replacing it with lawn and landscape cover.

Applicant believes these area variances are an unlisted SEQR action and request the ZBA act as lead agency.

Mr. Salmon asks about a variance for parking and it is determined that it is being sought as part of the site plan review that is before the Planning Board.

Mr. Greco asks how parking will work during the winter months.

Cathy Lovejoy from Lakeview Health Services speaks to share what services are offered. Staff will be on site 24/7 to provide support to certain residents, such as developing skills. Reiterates the parking situation, the majority of residents will not have vehicles. They will work with a vendor to ensure snow removal and that it remains fully accessible. The Genesee Street curb cuts will be closed, adding the amount of off-street parking.

Mr. Meyer asks about accessibility and maneuvering of vehicles entering and exiting the parking lot. Studies have been done on both fire trucks and refuse trucks to ensure maneuverability. There will be a designated fire lane.

Mr. Meyer also asks about lighting. Lighting is 15 ft dark sky compliant. No uplighting on the building.

Mr. Greco asks if the site has been cleared by DEC. Phase 1 test was completed, but a Phase 2 was not recommended based on current and historic uses. A Geotech was completed to understand the soil composition to ensure it's buildable. Findings showed urban fill, which is not buildable, so the current soil will be removed and backfilled with buildable soil. Additional testing is planned, but no contaminants have been found. The current building will also be tested for hazardous materials before demolition.

Mr. Meyer asks about neighbors being notified of the project. Neal Braman responds that notices will be sent out for the upcoming public hearing scheduled for the next meeting.

Action Taken: Mr. Salmon makes a motion to schedule a Public Hearing for May 27, 2025. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0 excused).*

Action Taken: Mr. Gomez makes a motion to declare the intent of the City of Geneva Zoning Board of Appeals to act as the lead agency for the purposes of SEQR. Mr. Salmon seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0 excused).*

There is some discussion on potential positive and negative environmental impacts of the project, such a slight increase in traffic and the increased greenspace and landscaping.

Mr. Meyer asks about any retention pond on the property and if the current city water system can handle the increase in water usage. Mr. Braman states that DPW was consulted during the design process and the increase of green space will also help with water runoff. Mr. Shelley states that this project does affect more than 1 acre, but because of the increase of green space and less impervious material, the water runoff should be slower.

Mr. Gomez asks if Castle Creek runs under the site. It is stated that water runoff from impervious areas will be directed into the private storm sewer system and discharged into the Colt & Elm St system.

Mr. Salmon asks about a gap between two buildings in the drawings of the site leading from Castle St. It is determined that it is currently just open space and not a specific walkway off of Castle St.

Mr. Gomez asks for some more clarification on the space provided for vehicles in the parking lot and Mr. Meyer asks if the Fire Department's ladder truck is able to access the building from the parking lot. The applicant states in the affirmative according to tests that have been run.

Mr. Gomez asks about the potential impact to the Genesee St corner. The applicant states that currently there is a parking lot located there that runs directly up to the property line. This project proposes more green space between the site and the public street.

4. Any questions or concerns

No questions or concerns.

5. Adjourn

Action Taken: Mr. Salmon makes a motion to adjourn at 6:42PM. Mr. Gomez seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0).*

Respectfully submitted by Lauren Karlsen, Administrative Aide