

*Town Of Geneva  
Zoning Board of Appeals  
Board Agenda*

Date: April 23, 2024

TO: **ZONING BOARD MEMBERS:**

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**We have the following Public Hearings:**

**1. Area Variance:**

Project Name: Gringeri Property  
Zoning Board #: ZB2024-001  
ZB2024-002  
Tax Map #: 133.12-1-8.000  
Address of Project: 4209 Glass Factory Bay  
Owner: Anthony & Constance Gringeri

Project Description: The applicant wishes to rebuild a boat house. The original accessory structure was 15 ft. by 26 ft. The new structure would be a separate living space and would be 15 ft. by 52 ft.

Reason for Review: Per Town of Geneva Code 165-10 E (5) Minimum rear yard setback shall be 25 feet, and in the case of lots bordering the lake, the rear yard setback shall be measured from the deeded rear property line. The proposed structure would be 10 ft. from the rear property line, making this a 60% area variance.

Per Town of Geneva Code 165-10 B Permitted uses are:

- (1) One-family detached dwelling;
- (2) One-family cottage court dwelling;
- (3) Two-family dwelling;
- (4) Short-term rental in compliance with § 165-39;
- (5) Public utility or transportation use.

Multiple one-family detached dwellings are not an allowed use and would require a use variance.

Applicants Name: Nicholas Kelly  
Address: 3138 Center Road, Watkins Glen  
Contact Number: 607-227-0789

**MEETING PROCEDURES:**

- A) Applicant to present: Applicant to present to the Board
  - B) Town Code Enforcement: Town Code Officer will comment
  - C) Zoning Board discussion: The Zoning Board members to discuss and ask questions
  - D) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to set a public hearing
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**Open Organizational Meeting**

- a) **Review procedure**
  - b) **Review dates and time**
  - c) **Review required trainings**
  - d) **Review application information**
  - e) **Discuss in house training sessions**
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**We have the minutes from the February 28, 2023 meeting for review and approval.**

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**County Representative – Steve High’s report**

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**Other Business:**

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Respectfully,  
Floyd D. Kofahl  
Code Enforcement Officer