

Town Of Geneva
Zoning Board of Appeals
Board Agenda

Date: May 28, 2024

TO: **ZONING BOARD MEMBERS:**

We have the following Public Hearing:

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 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.

The proposed building meets the definition of a dwelling unit. Multiple detached dwelling units are not an allowed use and would require a use variance.

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.

Notes: 1. The setback requirements are based on the structure being a dwelling unit. If the use variance is not granted, the building plans can be adjusted to build an accessory building. The setback requirements for an accessory building would not require an area variance.

2. The Public Hearings for both ZB2024-001 and ZB2024-002 will be held at the same time, but the Zoning Board will rule on each application separately.

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) General Public: Comments from the general public
- C) Public Hearing End: Zoning Board to end the Public Hearing
- D) Town Code Enforcement: Town Code Officer will comment
- E) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- F) Zoning Board determination: Zoning Board members to make a determination of action moving forward. This will be a resolution to approve or deny, or a resolution for a continuance.
**The Zoning Board will make a determination of ZB2024-001 first, then consider ZB2024-002.*

We have the minutes from the April 23, 2024 meeting for review and approval.

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer