

*Town Of Geneva  
Zoning Board of Appeals  
Board Agenda*

Date: June 24, 2024

TO: **ZONING BOARD MEMBERS:**

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**We have the following old business:**

**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 require a smaller variance.

2. The Public Hearings for both ZB2024-001 and ZB2024-002 were 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 any new information to the Board
- B) Town Code Enforcement: Town Code Officer will comment
- C) Town County Planning Representative: Steve High to present County Planning comments
- D) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- E) 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.*

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**We have the minutes from the May 28, 2024 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