

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

Date: July 26, 2022

TO: ZONING BOARD MEMBERS:

We have the following Public Hearings:

1. Area Variance:

Project Name: Balduzzi/Evangelista Property
Zoning Board #: ZB2022-002
Tax Map #: 161.20-1-31.000
Address of Project: 5395 North Kashong Point
Owner: John Balduzzi & Jessica Evangelista

Project Description The applicants are requesting a variance for the side setbacks. They are requesting an 8 ft setback on the northside and a 6 ft setback on the southside.

Note: The setback of the existing structure is 19.5 ft on the northside and 6 ft on the southside.

Reason for Review: Per Town of Geneva Code 165-10 R3 Residential Lakefront District Section E(6), minimum side yard setbacks shall be 12.5 feet.

Applicants Name: John Balduzzi & Jessica Evangelista
Address: 6310 Candlelight Run, Victor
Contact Number: 315-559-6332

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) Ontario County Planning: Steve High to give County report
- F) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- G) 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.

2. Area Variance:

Project Name: Phillip Property
Zoning Board #: ZB2022-003
Tax Map #: 133.11-1-1.000
Address of Project: 7 Bay View Terrace
Owner: G.P. Advisory Group, LLC

Project Description The applicant is requesting a variance to allow a shed be placed in the front yard of his property and for a side setback variance to allow a 6 ft side setback.

Reason for Review: Town of Geneva Code 165-24 Accessory Buildings A. states that except as set forth below, in all districts, accessory buildings are to be constructed in the rear and side yard areas only. Accessory buildings are allowed only on the same property as the principal building. Accessory buildings shall be allowed no closer than 10 feet to any side or rear property line.

Applicants Name: Gary Phillip
Address: 7 Bay View Terrace
Contact Number: 718-440-1499

MEETING PROCEDURES:

- H) Applicant to present: Applicant to present to the Board
- I) General Public: Comments from the general public
- J) Public Hearing End: Zoning Board to end the Public Hearing
- K) Town Code Enforcement: Town Code Officer will comment
- L) Ontario County Planning: Steve High to give County report
- M) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- N) 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.

3. Interpretation Appeal:

Project Name: Brewery Ardennes
Zoning Board #: ZB2022-004
Tax Map #: 119.00-1-75.100
Address of Project: 570 Snell Road
Owner: Ardennes Holdings LLC

Project Description The Applicant requests that the ZBA review the Code Enforcement Officer's interpretation of the "vegetated buffer" requirement of Town Code 165-15 Section (I) as amended by L.L. #4-2022 and defined in 165-40.

Reason for Review: Per Geneva Zoning Code Section 165-105. Appeals, the Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Code Enforcement Officer under this chapter in accordance with the procedure set forth herewith

Applicants Name: Ardennes Brewing LLC DBA Brewery Ardennes
Address: 566 Snell Road
Contact Number: 650-561-5502

MEETING PROCEDURES:

- O) Applicant to present: Applicant to present to the Board

- P) General Public: Comments from the general public
- Q) Public Hearing End: Zoning Board to end the Public Hearing
- R) Town Code Enforcement: Town Code Officer will comment
- S) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- T) 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.

4. Area Variance:

Project Name: Goldstone Garcia Property
 Zoning Board #: ZB2022-005
 Tax Map #: 147.08-1-18.000
 Address of Project: 4637 Whites Point
 Owner: Robin C Goldstone Garcia

Project Description The applicant is requesting a variance for the front and side setbacks. They are requesting a front setback of 15 ft from the center line of the private road and a side setback of 1.9 ft.

Notes: This is an existing accessory structure (garage) that the applicant wishes to convert to a habitable space.

Reason for Review: Per Town of Geneva Code 165-10 R3 Residential Lakefront District Section E(4), minimum front yard setback shall be 10 feet from the property line abutting a public or private street, or 25 feet from the center line of a private road where there is no property line and per 165-10 E(6), minimum side yard setbacks shall be 12.5 feet.

Applicants Name: Elliot Garcia
 Address: 1831 Princess Court, Naples, FL
 Contact Number: 239-273-9337

MEETING PROCEDURES:

- U) Applicant to present: Applicant to present to the Board
- V) General Public: Comments from the general public
- W) Public Hearing End: Zoning Board to end the Public Hearing
- X) Town Code Enforcement: Town Code Officer will comment
- Y) Ontario County Planning: Steve High to give County report
- Z) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- AA) 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.

We have the minutes from the April 26, 2022 meeting for review and approval.

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer