

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

Date: September 27, 2022

TO: ZONING BOARD MEMBERS:

We have the following Public Hearings:

1. Area Variance:

Project Name: Bucklin Property
Zoning Board #: ZB2022-006
Tax Map #: 119.11-1-20.000
Address of Project: 410 White Springs Road
Owner: Joseph Bucklin

Project Description: The applicant wishes to place the deck 5ft. (67% variance) from the side property line and install the pool and deck 6ft. (60% variance) from the rear property line.

Reason for Review: Per Town of Geneva Code 165-24 Accessory Buildings B. Any accessory uses that are not in an enclosed building shall be allowed in the side or rear yard and shall be a distance of 15 feet from the nearest property line. The noise and glare shall not adversely affect the character of any neighborhood.

Applicants Name: Joseph Bucklin
Address: 410 White Springs Road
Contact Number: 315-521-9888

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: Brewery Ardennes
Zoning Board #: ZB2022-007
Tax Map #: 119.00-1-75.100
Address of Project: 570 Snell Road
Owner: Ardennes Holdings LLC

Project Description: The applicant is asking for a 100% variance (no vegetative buffer) on the east side of the property along Snell Road.

Reason for Review: Per Town Code 165-15 Section (I)(3) as amended by L.L. #4-2022. (3) Where the property on which Agricultural Commerce or Agricultural Tourism events will take place abuts a residential parcel or a residence, there shall be a vegetated buffer area conforming to the standards set forth in section 165-40, not less than 15 feet in width, planted with trees and shrubs spaced in a manner that will result in a continuous visual screen along the property boundary abutting the residential parcel or residence.

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

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
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3. Area Variance:

Project Name: Hedworth Property
Zoning Board #: ZB2022-008
Tax Map #: 147.16-1-5.000
Address of Project: 4777 Harmony Beach
Owner: Terry & Heather Hedworth

Project Description: Applicant is asking to build on 3,920.4 sq. ft. (34.66% variance) lot, with width of 37.76 ft (24.48% variance) and length of 79.43 ft (20.57% variance).

Reason for Review: Town Code 165-10 R-3 Residential Lakefront District. (E) (1) Maximum site density shall not exceed seven dwellings per acre or one dwelling for each 6,000 square feet of site area;
(2) Minimum lot width shall be 50 feet;
(3) Minimum lot depth shall be 100 feet;

Applicants Name: Daniel R. Long, RA
Address: 498 Castle Street, Geneva, NY
Contact Number: 315-719-6704

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
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- 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.

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

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer