

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

Date: October 25, 2022

TO: ZONING BOARD MEMBERS:

We have the following Public Hearings:

1. Area Variance:

Project Name: Mitchell Property
Zoning Board #: ZB2022-009
Tax Map #: 133.12-1-11.000
Address of Project: 4221 Glass Factory Bay
Owner: Peter Mitchell

Project Description: The applicant wishes to build onto existing shed. The addition would have an 8-foot setback from the rear property line. This would be a 20% variance.

Reason for Review: Per Town of Geneva Code 165-24 Accessory Buildings A. Accessory buildings shall be allowed no closer than 10 feet to any side or rear property line.

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
- 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 (Continuation):

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 any new information 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.

We have the minutes from the September 27, 2022 meeting for review and approval.

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer