

**Town of Geneva
Zoning Board
March 22, 2022
DRAFT**

Present: James Smith, John Robbins, John Wilson, Robert Rose, Pat Cardinale

Absent: Phillip Ilacqua

Staff: Floyd Kofahl, Code Enforcement Officer, Amy Naegele, Clerk of the Board, Steve High, Ontario County Planning Board Representative

Others present: 3 members of the public

Chair John Wilson called meeting to order at 6:30 pm.

Pledge of Allegiance

**New Business – Preliminary Presentation – Area Variance
Klementowski Property**

The applicant is requesting a variance to build a garage with a front setback of 8-ft, where a 25-ft. setback is required.

Tom Klementowski introduced himself and his wife Trish and presented their request to the Board. He explained that there is an existing shed that is 8 feet from the property line that they want to replace. The shed is old, in bad shape, small, and has a dirt floor. He explained that they wish to place a new, larger garage in the same location with the same 8-ft. setback.

John Wilson asked Floyd for his comments. Floyd explained that the applicants own the property all the way across North Kashong Point, it is not two separate tax parcels. Therefore, the part that borders the railroad is the front. Since the footprint of the new garage is larger than the pre-existing nonconforming structure, the need to apply for a variance.

John Wilson asked the Board if there were any questions. John Robbins asked if there was any way to make the garage smaller. Tom explained that because they wanted to add a second bay and additional storage, they would not be able to make it fit the existing footprint. John Robbins also questioned if this would be for a business use or just personal and the applicant confirmed it would just be for personal use. John asked about the stake in the ground at the property and Tom explained this was left when the new septic was put in last fall. It is the location of the distribution box.

Robert Rose asked Floyd about it being one lot even with the road going through. Floyd explained that it is one tax parcel and North Kashong Point is a private drive with an access easement. Robert Rose also confirmed with the applicant that the new garage would be 40 ft. by 30 ft. Tom confirmed this and went over the plans again. Bob also asked Floyd about the peak height of the garage which Floyd confirmed would be in compliance.

John Wilson checked to see if there were any further questions.

Motion made by John Robbins to set the Public Hearing for the next Zoning Board meeting which will be held on April 26, 2022. 2nd by James Smith. All in favor. Motion carried.

Meeting Minutes from February 22, 2022

Motion made by John Robbins to approve minutes with a 2nd by Robert Rose. All in favor. Motion carried.

Steve High's Report

Steve reported that the Town of Seneca now has a representative for the County Planning Board. He discussed an application from the Village of Bloomfield involving the old Holloway House restaurant and the potential new owner requesting a use variance.

Other Business - Floyd updated the Board on oncoming projects.

Bay Heights Phase III will be before the Planning Board next week. The notices for the Public Hearing have gone out and he has received inquiries with concerns regarding drainage and traffic. He went over the location of a large retention pond and discussed the fact that they have added a second entrance from Turk Road.

The old Sisters of Mercy building is being torn down due to structural issues after the fire. It would not have been financially reasonable to try to repair. They will be looking into using the stone to build a wall and the small building will remain.

The clearing has begun for Orchard Park Phase 4. They are clearing now due to DEC restrictions regarding proximity to documented brown bat habitats.

Floyd has been working with the new owner of the property on Carter Road previously owned by Bill Riker. The new owner is looking to put in a mobile home park with approximately 300 lots. He confirmed that this is an allowed use and that he could actually put in around 640 lots. He went over the design and overall look of the park and mentioned some drainage issues in the area. He also confirmed that he already met with the experimental station regarding their concerns over potential safety issues.

The 80-unit apartment building of the Geneva Crossing PUD will be moving forward.

The Solar Village is moving forward and there have been meetings regarding the drainage and the issues and concerns have been addressed.

There was a discussion among the board members and Floyd regarding the wastewater treatment plant in the city and the plan for upgrading it.

Floyd also reported that Missick is still looking to move forward with the townhouses that are part of the Seneca Turk Resort PUD.

He also mentioned that NYSEG finally seems to be providing meters to the projects that have been held up.

Motion made by Pat Cardinale to close the meeting with a 2nd by John Robbins. All in favor. Motion carried at 6:59 pm.