

*Town Of Geneva  
Zoning Board of Appeals  
Board Agenda*

Date: July 27, 2021

**TO: ZONING BOARD MEMBERS:**

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**We have the following Public Hearings:**

**1. Area Variance:**

Project Name: Geneva Solar Village  
Zoning Board #: ZB2021-005  
Tax Map #: 90.00-1-73.000  
Address of Property: 212 Carter Road, Geneva, NY 14456  
Project Description The Applicant requests an Area Variance for the height of proposed apartment buildings.

Reason for Review: Per Geneva Zoning Code Section 165-12 E(8). Maximum building height for any nonagricultural building or structure shall be 30 feet. The applicant is requesting a 10% variance to have a height of 33 feet.

Applicants Name: Tracey Wallace  
Address: 212 Carter Road, Geneva, NY 14456  
Contact Number: 315-521-1095

**SPECIAL NOTES:** None

Procedural Information:

- A) Applicant to present: Applicant to present request to the Board
  - B) General Public: Comments from the general public
  - C) Town Code Enforcement: Town Code Officer will comment
  - D) Ontario County Planning: Steve High to give County report
  - 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.
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**We have the following old business:**

**1. Area Variance (continued from June 22, 2021 meeting):**

Project Name: Pitifer Garage  
Zoning Board #: ZB2021-003  
Tax Map #: 90.00-1-18.140  
Address of Property: 218 Carter Road, Geneva, NY 14456  
Project Description The Applicant requests an Area Variance for the placement of a detached garage in the front yard.

Reason for Review: Per Geneva Zoning Code Section 165-24 A. Accessory structures are to be constructed in the rear yard portion only. Applicant wishes to place a detached garage in the front yard of the property.  
Per Geneva Zoning Code Section 165-8 E, Minimum front yard setback shall be 30 feet. Applicant is requesting a 15 ft. front setback.

Applicants Name: Chas Pitifer  
Address: 218 Carter Road, Geneva, NY 14456  
Contact Number: 315-521-3732

**SPECIAL NOTES:** None

Procedural Information:

- A) Applicant to present: Applicant to present any new information to the Board
- B) Town Code Enforcement: Town Code Officer will comment
- C) Zoning Board discussion: The Zoning Board members to discuss and ask questions
- D) 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.

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**We have the following new business:**

**1. Special Use Permit Modification & Area Variance (Informal Presentation – referral from Planning Board)**

Project Name: Big Alice Brewery  
Zoning Board #: ZB2021-006 & ZB2021-007  
Tax Map #: 133.00-1-18.111  
Address of Property: 24180 State Route 14, Geneva, NY 14456  
Project Description The Applicant requests a modification to the special use permit to allow live music. The applicant will also need an area variance to build a bandstand in the front yard.

Reason for Review: Per previously issued Special Use Permit, live music is not allowed.  
Per Geneva Zoning Code Section 165-24 A. Accessory structures are to be constructed in the rear yard portion only. Applicant wishes to place a bandstand in the front yard of the property.

Applicants Name: Married Stiffs, LLC (Kyle Hurst)  
Address: 4180 State Route 14, Geneva, NY 14456  
Contact Number: 917-729-5040

**SPECIAL NOTES:** None

Procedural Information:

- E) Applicant to present: Applicant to present application to the Board
- F) Town Code Enforcement: Town Code Officer will comment
- G) Zoning Board discussion: The Zoning Board members to discuss and ask questions

H) Zoning Board to schedule Public Hearing: Zoning Board members to make a determination of action moving forward and schedule the Public Hearing.

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**We also have the minutes from the June 22, 2021 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