

Town Of Geneva
Zoning Board of Appeals
AGENDA

Date: March 25, 2025

TO: **ZONING BOARD MEMBERS:**

1) Pledge of Allegiance to the Flag

2) We have the following Old Business:

1. Area Variance:

Project Name: Rochester Regional Health - Signs
Zoning Board #: ZB2025-001
Tax Map #: 103.00-3-37.000
Address of Project: 833 Route 5 And 20
Owner: GRHS Foundation, Inc.

Project Description: The applicant is requesting a variance (1) for 2 signs on the building and variances (2) for 2 signs at the entrances.

Reason for Review: Per Town of Geneva Code 165-63 A, no more than two signs per business unit, having an aggregate total face area of not more than one square foot per lineal foot of width of the principal frontage of the lot, may be displayed, but not to exceed a total area of 150 square feet. The applicant is requesting two signs, one with an area of 141 sq. ft. and one with an area of 250 sq. ft. for a total of 391 sq. ft. This would be a 160.67 percent variance.

Per Town of Geneva Code 165-63 D, no representational sign shall have an aggregate total face area exceeding 72 square feet, shall not exceed 20 feet in height, and shall be no nearer than 10 feet to any property line. The applicant is requesting a sign with an area of 112 sq. ft. at each of the two entrances. Each of these is a 55.56 percent variance.

Notes: The public hearing was held at the February meeting. The Zoning Board asked the applicant to reconsider the variance requests and to come back with revised plans.

Applicants Name: Rochester Regional Health
Address: 770 Carter Street, Rochester
Contact Number: 585-355-9109

MEETING PROCEDURES:

- A) Applicant to present: Applicant to present 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.

3) We have the minutes of the February 25, 2025 meeting for review and approval.

4) Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer