

**Town of Geneva  
Zoning Board  
August 25, 2020**

Present: John Wilson, James Smith, John Robbins, Douglas Roll, Phillip Ilacqua, and Robert Rose

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

Others present: Jim Somers

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

**Pledge of Allegiance**

**Area Variance  
Somers Property ZB2020-007**

The applicant, Jim Somers, has submitted an amended application for an area variance in the front yard asking for a reduction of the side yard to 8 feet from the required 10 feet and asking for a 100 percent relief of the structure being allowed in the front yard. This is a continuation/modification of ZB2020-004.

The applicant explained his updated request to the Board. He discussed the site plan provided and explained the location was based on the available area to avoid overhead wires and utilities. Douglas Roll asked if the neighbors were fine with this and the applicant stated that they were.

There was a discussion regarding the 8-foot side setback request. Floyd confirmed that this would line up with the house, which is pre-existing nonconforming. He also stated that due to the lot, the garage cannot be built behind the house and that there are other detached garages in the front lawn of lots in the area. The applicant added that the location would allow for him to have a turnaround area in front of the garage and confirmed that it was a 1-story garage and discussed the pitch of the roof. The Board discussed with Floyd if he had heard from the neighbors and if signs were out at the property.

The Board went through the five criteria for an area variance. It was agreed that the benefit could not be achieved by other means feasible as the applicant had exhausted all other options. The Board agreed that it would not be an undesirable change to the neighborhood as there are other garages in front lawns in the area. The Board determined the request was substantial. It was agreed that the variance would not have adverse physical or environmental effects. It was decided that yes, the alleged is self-created by the applicant's desire to build the garage, however, he is constricted by the topography of the lot and the utility locations.

Motion made by Douglas Roll to allow the accessory building to be constructed in the front yard and to allow a side setback of 8 feet. 2<sup>nd</sup> by Phillip Ilacqua.

Roll Call Vote:

James Smith – Approve

John Robbins – Approve

John Wilson – Approve

Douglas Roll – Approve

Phillip Ilacqua – Approve

Motion Carried.

### **Meeting Minutes from July 28, 2020**

Motion made by Douglas Roll to approve minutes with a 2<sup>nd</sup> by John Robbins. All in favor. Motion carried.

#### **Other Business**

##### **Steve High's Report**

Steve spoke about lighting recommendations that had been discussed as the Canandaigua Comprehensive Plan has been being reworked. He had previously forwarded information to the Board regarding recommended temperatures of LED lights.

#### **Other Business in the Town**

Floyd updated the Board on the following projects:

The Carter Road Solar Village is moving along. Phase 1 will include 72 units. The project will be back before the Planning Board at tomorrow's meeting and could get conditional approval.

The brewery at 566 Snell Road will also be before the Planning Board tomorrow night and could get conditional approval.

There is a business looking to purchase land on 14 across from Gambee Road. They are looking to expand their current business.

There was a discussion on COVID-19 and how that has impacted events in the area.

Motion made by John Robbins to close the meeting with a 2<sup>nd</sup> by Douglas Roll. All in favor. Motion carried at 6:50 pm.