

*Town Of Geneva
Zoning Board of Appeals
Board Agenda*

AGENDA

Date: July 28, 2020

TO: ZONING BOARD MEMBERS:

We have the following applications:

1. Public Hearing (Continuation – Area Variance):

Project Name: Somers Property
Zoning Board #: ZB2020-004
Tax Map #: 133.12-1-10.000
Address of Property: 4217 Glass Factory Bay, Geneva, NY 14456
Project Description: The Applicant is requesting to put a shed in a location that would be partially in his front yard and partially on the vacant neighboring parcel (owned by railroad – proposed lease included).

Reason for Review: Per 165-24 A, Accessory Buildings are to be constructed in the rear yard only. Per 165-24 A, Accessory buildings are allowed only on the same property as the principal building.

Applicants Name: James Somers
Address: 285 Benson Road, Victor, NY 14564
Contact Number: 585-233-0041

SPECIAL NOTES: The applicant has submitted a request for both an area variance (ZB2020-004) and a use variance (ZB2020-005).

Procedural Information:

- A) Applicants Presentation: will present the Application
 - B) General Public: Comments from the general public
 - C) Town Code Enforcement: Town Code Officer will comment
 - D) Town County Representative: Steve High will read County Planning comments
 - 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.
-

2. Public Hearing (Continuation - Use Variance):

Project Name: Somers Property

Zoning Board #: ZB2020-005
Tax Map #: 133.12-1-10.000
Address of Property: 4217 Glass Factory Bay, Geneva, NY 14456
Project Description: The Applicant is requesting to put a shed in a location that would be partially in his front yard and partially on the vacant neighboring parcel (owned by railroad – proposed lease included).

Reason for Review: Per 165-24 A, Accessory Buildings are to be constructed in the rear yard only. Per 165-24 A, Accessory buildings are allowed only on the same property as the principal building.

Applicants Name: James Somers
Address: 285 Benson Road, Victor, NY 14564
Contact Number: 585-233-0041

SPECIAL NOTES: The applicant has submitted a request for both an area variance (ZB2020-004) and a use variance (ZB2020-005).

Procedural Information:

- A) Applicants Presentation: will present the Application
- B) General Public: Comments from the general public
- C) Town Code Enforcement: Town Code Officer will comment
- D) Town County Representative: Steve High will read County Planning comments
- 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.

3. Public Hearing (Continuation - Interpretation):

Project Name: Fox Property
Zoning Board #: ZB2020-003
Tax Map #: 147.08-1-8.100
Address of Property: 4599 Whites Point, Geneva, NY 14456
Project Description: The Applicant requests that the ZBA make a formal interpretation of Section 165-10(E)(5) of the Code of the Town of Geneva that the “deeded rear property line” of the Property is the low water mark of Seneca Lake or, alternatively, the mean high water line as interpreted by the ZBA by determination rendered on November 28, 2017.

Reason for Review: Per Geneva Zoning Code Section 165-105. Appeals, the Board of Appeals shall hear and decide appeals from and review any order, requirement, decision or determination made by the Code Enforcement Officer under this chapter in accordance with the procedure set forth herewith

Applicants Name: Shawn Peisher
Address: 1270 Mott Road
Contact Number: 585-314-0086

SPECIAL NOTES: None

Procedural Information:

- A) Applicants Presentation: will present the Application
- B) General Public: Comments from the general public
- C) Town Code Enforcement: Town Code Officer will comment
- D) Town County Representative: Steve High will read County Planning comments
- 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 also have the minutes from the June 25, 2020 meeting for review and approval.

County Representative – Steve High’s report

Other Business:

Respectfully,
Floyd D. Kofahl
Code Enforcement Officer