

*Town Of Geneva  
Zoning Board of Appeals  
Board Agenda*

**AGENDA**

Date: October 27, 2020

**TO: ZONING BOARD MEMBERS:**

**We have the following Public Hearing:**

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**1. Public Hearing (Area Variance):**

Project Name: Augustine Property  
Owner Name: Michael Augustine  
Zoning Board #: ZB2020-010  
Tax Map #: 133.11-2-51.000  
Address of Property: 22 Bay Heights Circle  
Project Description: The applicant is requesting a side setback variance to add a second garage bay onto the existing garage.

Reason for Review: Per Geneva Zoning Code Section 165-8 Residential Suburban District, Section E, minimum side yard setbacks shall be 12.5 feet, except in the case of a semidetached one-family dwelling or townhome dwelling, in which case the side yard setback between units may be zero feet. The proposed garage would need a 50% side setback variance.

Applicants Name: Michael Augustine  
Address: 22 Bay Heights Circle, Geneva, NY 14456  
Contact Number: 585-507-8402

**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.
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**We have the following Review:**

**1. Review (Area Variance):**

Project Name: Fox Property  
Owner Name: Stephen Fox  
Zoning Board #: ZB2020-009  
Tax Map #: 147.08-1-8.100  
Address of Property: 4599 Whites Point  
Project Description: The applicant is requesting a rear setback variance for decks to be built onto the house.

Reason for Review: Per Geneva Zoning Code Section 165-10 Residential Lakefront District, Section E, minimum rear yard setback shall be 25 feet, and in the case of lots bordering the lake, the rear yard setback shall be measured from the deeded rear property line. The proposed deck would need a 50% rear setback variance.

Applicants Name: Shawn Peisher  
Address: 1310 County Road 6, Phelps, NY 14532  
Contact Number: 585-314-0086

**SPECIAL NOTES:** None

**Procedural Information:**

- A) Applicants Presentation: Will present the Application
- 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 set date for Public Hearing.

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**We also have the minutes from the September 22, 2020 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