

*Town Of Geneva  
Zoning Board of Appeals  
Board Agenda*

**AGENDA**

Date: June 25, 2020

TO: **ZONING BOARD MEMBERS:**

**We have the following applications:**

-----

**1. Public Hearing (Continuation):**

Project Name: Guererri Property  
Zoning Board #: ZB2020-001  
Tax Map #: 133.00-1-78.112  
Address of Property: Turk Road Extension  
Project Description: Mr. Guererri has withdrawn his application. He was looking to build a pole barn on his property. This property is a vacant parcel.

Reason for Review: Per Geneva Zoning Code Section 165-24 A, accessory buildings are allowed only on the same property as the principal building. This vacant lot has no principal building; therefore, this is a review for a use variance.

Applicants Name: Daniel Guererri  
Address: 10 Bay Heights Circle, Geneva, New York  
Contact Number: 315-276-6386

**SPECIAL NOTES:** None

Procedural Information:

- A) Applicants Presentation: Mr. Guererri 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 (Area Variance):**

Project Name: Brubaker Property  
Zoning Board #: ZB2020-002  
Tax Map #: 147.00-1-7.121

Address of Property: Armstrong Road  
Project Description: Ms. Brubaker has built a pole shed on her property. She is asking for an area variance as the shed is in the what will be the front yard.

Reason for Review: Per Geneva Zoning Code Section 165-24 A, accessory buildings are to be constructed in the rear yard only. The shed is located in what will be the front yard, therefore this is a request for an area variance.

Applicants Name: Kristen Brubaker  
Address: 1897 North Oak Lane, State College, PA 16803  
Contact Number: 814-880-6681

**SPECIAL NOTES:** None

Procedural Information:

- A) Applicants Presentation: Ms. Brubaker 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 (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.
- 

**4. Public Hearing (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.
- 

**5. Public Hearing (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 February 25, 2020 meeting for review and approval.**

-----  
**County Representative – Steve High’s report**

-----  
**Other Business:**

-----  
Respectfully,  
Floyd D. Kofahl  
Code Enforcement Officer