



## CITY OF GENEVA ZONING BOARD OF APPEALS

### MEETING MINUTES

February 25, 2020 at 7:00 PM

**1. Roll Call:** Present: Joseph Commesso (Chair), Nicholas Gillotti, Daniel Ofstein, Andrew Williams, Robert Meyer

**Also Present:** Neal Braman, Clr. Anthony Noone

**Excused:** Ellis Bozzolo

**2. A Use Variance for Auto Wash 2, LLC for a portion of 77 Spring Street to expand their existing Car Wash located on 86 Norwood**

**Action Taken:** Mr. Commesso makes a motion to declare the Zoning Board of Appeals lead agency for the purposes of SEQR. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-1 excused).*

**Action Taken:** Mr. Commesso makes a motion to schedule a public hearing during the next regularly scheduled Zoning Board of Appeals meeting, March 24, 2020 at 6:00PM. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-1 excused).*

Alex Amering, Matt Bragg present proposal on behalf of Bobby Marchenese (property owner). Mr. Marchenese is currently under contract to purchase three residential properties, two on Hamilton St. and one on Spring St. The proposed site plan would combine all three of these lots into one, which would be added to the existing lot on Norwood Ave, forming an approximate 3400 sq. ft space. The applicant states that no driveways are permitted to be added on Routes 5&20 due to DOT regulations, however a two-way driveway would be added on Spring St and one entrance and one exit on Norwood Ave.

The proposed new one-tunnel wash facility (designed to keep with the residential feel of the neighborhood) will be located closer to Routes 5&20 and what property is there currently will be used for a vacuum space and employee parking. Changes to the original plan will shave 10 ft off of the proposed building, shifting the building 10 ft closer to 5&20 and giving a larger landscape buffer of approximately 35 ft. The proposed two-way driveway on Spring Street would now be offset from the residential property currently located across the street.

Sound readings have been completed at a similar masonry car wash structure, showing an approximate reading of 60 decibels at the edge of the property line (conversation level). Hours of operation are proposed to be 7AM-8PM instead of the current 24-hour timeframe. A gate would be installed that would be shut during off-hours to prevent any cut-through while the business is closed.

### **3. Approval of Minutes sent electronically.**

**Action Taken:** Mr. Williams makes a motion to approve the December 17, 2019 minutes sent electronically. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-1 excused).*

### **4. Any questions or comments**

No questions or comments.

### **5. Adjournment**

**Action Taken:** Mr. Comnesso makes a motion to adjourn the meeting at 7:46PM. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide