



## **CITY OF GENEVA ZONING BOARD OF APPEALS**

### **MEETING MINUTES**

**March 23, 2021 – 7:00PM – VIA ZOOM**

**1. Roll Call:** Andrew Williams, Robert Meyer, Nicholas Gillotti, Daniel Ofstein

**Excused:** Joe Comnesso (Chair)

**Also Present:** Neal Braman

**2. An Area Variance/Zoning line interpretation for Eric Giguere for a vacant property on Avenue G & Lehigh to install storage units and relief from setback requirements, Tax ID 90.15-4-63.100**

Eric Giguere, property owner, is present for the application. He is looking to put 2 30x90 storage buildings, prepackaged metal buildings and holding 44 storage units total (3 different sizes) on his empty lot at the corner of Lehigh St. & Avenue G. No outdoor storage of any kind is planned.

The current site is split between F Industrial & R2 zoning. Current zoning regulations dictate that residential units cannot be built in an F zone, but storage units can be put into a residential zone with a variance. Also, a Phase 1 environmental study was conducted by LaBella Associates and the property was cleared.

Mr. Giguere looked into constructing a 2-unit apartment building, however, there are zero utilities on the property and adding them would be an incredible expense. The property is not in a very desirable location due to a NYSEG substation across the street and having a foundry remediation pile nearby.

Storage buildings are less intrusive to homes in the area and have low impact regarding lights and noise. A 6 ft. stockade fence is planned for the west and south sides of the property to provide privacy for those residences. The project has received positive comments from neighbors.

Mr. Meyer asks if the pad is above grade. Mr. Giguere states in the affirmative and drainage will run north and tie into existing storm drains on Avenue G. The low-lying areas on the property will actually drain better. He also asks about lighting. The proposed lighting will be comprised of a total of 12 8 ft. high lights, 6 on each building, and face downward. They will have a dusk to dawn switch.

Mr. Ofstein asks where the actual entrance will be located and Mr. Giguere states the single entrance & exit will be located on Avenue G. Avenue G was discovered to not actually be a city street, but is owned by CCN International. Mr. Giguere has spoken with Ms. Nenneau (owner of CCN) for right of way access on Avenue G. The actual storage doors for the units will be located on both sides of each building and on the ends. A hedgerow there currently will remain, along with the proposed 6ft. stockade fence, so any view of the units from the residents on N Genesee St should be blocked.

Mr. Ofstein also asks about video cameras and yes, video camera surveillance is planned and can be accessed through the owner's phone.

Mr. Williams questions open access to the units and if there will be a security gate or code entry. No security gate is planned, the building manufacturer actually does not recommend or see the need for a gate in this location. Code entry is extremely expensive, but could be considered in the future if there is need.

Mr. Williams asks if there is a dumpster located on the property. No dumpster currently planned due to the concerns of it being abused. Current tenant next door will notify the owners if any trash issues arise. Owners are local and will be present around the property.

Mr. Williams opens public comment.

Mr. Jerry Fish, 222 N Genesee St, verifies that even though the facility will be unmanned, the owner will be monitoring the property on a routine basis. He also is unsure the statement that Avenue G is owned by CCN is correct. When Mr. Fish purchased the home on 222 N Genesee, they were told by the lawyers that CCN was given land by the City in exchange for Avenue G – might want to check any relevant records. Mr. Braman believes that there were conversations approximately a year or 2 ago that confirmed CCN owned Avenue G, however, this issue will be clarified before moving forward.

The Fishs' also ask about the possibility of putting the proposed driveway on Lehigh St. Mr. Giguere responds that for the purposes of drainage and the way the buildings are positioned, it makes more sense to position the driveway on Avenue G. In terms of traffic, the chances of a large amount of people coming into or congregating at the facility is highly unlikely due to the nature of the business. Mr. Fish and his wife state their overall support for the proposal.

Mr. Williams closes public comment.

Mr. Meyer questions the signage for the facility. Mr. Giguere states that signage on the east side is planned and depending on the proposal, the Planning Board may need to discuss.

**Action Taken:** Mr. Ofstein makes a motion to approve the area variance/zoning line interpretation for the vacant property on Avenue G & Lehigh to install storage units and relief from setback requirements, Tax ID 90.15-4-63.100 as proposed on plans C1.0 & C2.0. Mr. Gillotti seconds.

*Roll was called and the motion was **APPROVED** (4-1 excused).*

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

**Action Taken:** Mr. Williams makes a motion to approve the minutes from the September 2020 meeting and to postpone the approval of the August 2020 minutes due to lack of quorum. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** (4-1 excused).*

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

No questions or comments.

### **5. Adjournment**

**Action Taken:** Mr. Williams makes a motion to adjourn at 7:56PM. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** (4-1 excused).*

Respectfully submitted by Lauren Karlsen, Administrative Aide