



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

September 22, 2020 at 7:00 PM VIA ZOOM

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

Also Present: Neal Braman, Clr. Noone

2. An Area Variance for Michaela Kelly at 39 Sharon Street for relief on a setback for a garage.

Action Taken: Mr. Comnesso makes a motion to declare the Zoning Board of Appeals lead agency for the purposes of SEQR. This project is a Type II with no further action required.

*Roll was called and the motion was **APPROVED** unanimously (5-0 excused).*

Michaela Kelly, applicant, presents her application for a proposed garage. She is seeking an area variance for the eastern side of her property, from the present 6 ft. to 2 ft. There will still be approximately 7 ft. between the tree line on the neighboring property, 40 Copeland, and the garage itself. The garage will be vinyl sided with a metal roof. The proposed location of the garage allows a vehicle to drive almost straight from the street, down the driveway, and directly into the garage, without much maneuvering. The location also allows the property owner to stay as removed as possible from the right of way that is shared with 41 Sharon St. There is a large tree to the east of the proposed driveway that will be removed in order to provide space for a second parking space or turn around. An older fence and shed building on the property will be removed which will allow for improved landscaping.

Mr. Williams reminds the applicant that any roof overhang will be the offset for the 2 ft boundary line. Ms. Kelly states that she spoke with her designer about that issue.

Mr. Meyer questions where the water will run off from the roof and if the driveway will be paved or remain gravel. Ms. Kelly says there will be a downspout on the northernmost end on the eastern wall, which will allow any water to run off onto her property. She also states that the driveway will remain gravel.

Mr. Gillotti asks if any neighbors have any objections to the proposal. Ms. Kelly says the neighbors

she has been able to get in touch with have no objections to the project.

No public comment.

Action Taken: Mr. Williams makes a motion to approve an area variance at 39 Sharon Street for relief on a setback for a garage. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0).*

3. Approval of minutes sent electronically

Action Taken: Mr. Williams makes a motion to approve the 8-25-2020 minutes at the next scheduled ZBA meeting. Mr. Ofstein seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0).*

4. Any questions or comments

Mr. Braman will forward information regarding upcoming training opportunities to board members.

5. Adjournment

Action Taken: Mr. Comnesso makes a motion to adjourn at 7:28PM. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** unanimously (5-0).*

Respectfully submitted by Lauren Karlsen, Administrative Aide