



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

August 25, 2020 at 7:00 PM VIA ZOOM

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

Excused: Andrew Williams

Also Present: Neal Braman

2. A Special Use Permit for an Illuminated Sign for the Finger Lakes Federal Credit Union located at 45 Seneca St.

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

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

Bob McFadden & Dennis Angelo (designer) present their application. The building at 45 Seneca St is being used for FLFCU offices. Sign would be located on the western side of the building facing Linden Street. The brick on the building would be painted and sign applied to the brick. The applicant believes the current street lights will negate any brightness of the proposed sign. The sign's illumination is not designed to emit a lot of light, more to illuminate the letters. The lights will also be on a timer.

Neal Braman states that the signage was already reviewed by CDAT and would have been approved in its entirety except for the illumination. Because of the illumination, the signage can be approved by receiving a special use permit from the Zoning Board of Appeals. Signage was also sent to the Ontario County Planning Board and they offered no recommendation to approve or deny.

Board members ask if there are any residential apartments that would be negatively affected by the illumination. Mr. Braman says there will be no issue.

No public comment.

Action Taken: Mr. Commesso makes a motion to approve a Special Use Permit for an Illuminated Sign for the Finger Lakes Federal Credit Union located at 45 Seneca St. Mr. Meyer seconds.

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

3. An Area Variance for Troy & Amy Quigley at 314 William St to install a 5' High Fence where only 4' high is allowed.

Action Taken: Mr. Commesso makes a motion to declare the Zoning Board of Appeals lead agency for the purposes of SEQR with no further action required. Mr. Ofstein seconds.

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

Mr. Quigley's revised proposal (see ZBA 7-28-2020 minutes for initial application) includes constructing a 5-ft high vinyl white fence that will replace the current 3-ft. picket fence in the exact same location on their property.

The applicant states that his wife runs a daycare and there is a safety issue with the children almost able to get over the fence in its current state. Therefore, the proposed fence will add a layer of security and privacy to their property.

There are two pieces of 4-ft. solid fence that the applicant would like to put on the corner closest to the driveway. The 5-ft. section would be on the side of the property that runs along Nursery Ave. The applicant also purchased boxwood trees that will grow over time for each post to break up the solid fence and add visual appeal.

Mr. Commesso expresses his wish to see some more landscaping, such as flower boxes, be added in the future. Mr. Quigley agreed.

Mr. Ofstein states that he appreciates the effort Mr. Quigley put into changing his proposal after his appearance before the board last month and believes the project looks much cleaner, more professional, and more appealing. Mr. Meyer seconded his comments.

No public comment.

Action Taken: Mr. Commesso makes a motion to approve the Area Variance for Troy & Amy Quigley at 314 William St to install a 5' High Fence where only 4' high is allowed. Mr. Gillotti seconds.

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

4. Approval of Minutes sent electronically.

Action Taken: Mr. Commesso makes a motion to approve the minutes from the February and July 2020 meetings sent electronically. Mr. Ofstein seconds.

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

5. Any questions or comments

No questions or comments.

6. Adjournment

Action Taken: Mr. Meyer makes a motion to adjourn the meeting at 7:33PM. Mr. Ofstein seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide