



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

7:00 PM | September 27, 2022
Public Safety Building - 255 Exchange St, Geneva NY

1. **Roll Call:** Andrew Williams (via Zoom), Robert Meyer (via Zoom), Antonio Gomez, Jeff Greco

Excused: N/A

2. **A Use Variance for 36 Middle St LLC to allow for Apartments on the first floor in the F (Industrial District) where they would otherwise not be allowed.**

Wendy Marsh & Dave Linger, present application. Former granary building that is currently zoned Industrial (F). Majority of surrounding neighborhood is single family residential.

36 Middle & 107 Wadsworth parcels have been combined. Eleven (11) parking spaces are proposed with room for snow removal and a handicapped ramp. Privacy fence between the parking lot and neighboring homes. Dark sky compliant lighting (3) will be in the parking lot and directed downwards. Six (6) apartments would be on the first floor and the remaining three (3) on the second floor. The upper floor apartments would allow for a sightline to the lake (over railroad tracks). Handicapped ramp will be along the side of the building and current parking in the front will be replaced with a front porch area.

Four-part questionnaire displaying hardship. It is not economically viable to remain an industrial property. The building is unique as it is an old granary and has been vacant for over 20 years. It will not change the character of the neighborhood as it is designed to fit the surrounding residential area.

Mr. Williams asks about the front elevation – 30 inches to the front entrance.

Mr. Meyer asks about the current remaining loading dock and any addition will be upward. The footprint and foundation of the building will not change.

Eight (8) of the apartments will be one (1) bedroom and one (1) unit will be a two (2) bedroom. Four units will be considered affordable housing based on the Rochester income market.

Mr. Gomez asks about drainage and the soundproofing of the units. The property is under an acre so does not require any retention pond.

Project is contingent on being awarded the Restore 6 NY grant.

Action Taken: Mr. Williams makes a motion to open the public hearing at 7:25PM. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

Judy Fuller at 39 Middle St, Sue at 45 Middle St (family member names) present to speak. Concerned about the traffic, construction noise, addition of unknown tenants/rentals to the neighborhood adding to noise and trash issues, and also adding a second story and blocking views of the lake for the neighbors.

Action Taken: Mr. Williams makes a motion to close the public hearing at 7:33PM. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

Action Taken: Mr. Meyer makes a motion to accept the findings of the Planning Board as lead agency. Mr. Greco seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

Action Taken: Mr. Williams makes a motion declaring a negative determination of significance noting that this proposed action won't result in any significant, adverse environmental impacts after board members complete Part 2 of the short environmental review. Mr. Greco seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

Sue Liberatore, expresses concerns about current parking and traffic that she worries will be increase with the addition of new apartments and tenants.

Mr. Gomez asks about the construction timeline. Mr. Linger says ideally it will be 10 months from start to finish – all taking place within 2023. There will be set construction times during the day.

Mr. Greco asks a clarifying question about the parking situation. Mr. Linger assures the “free for all” parking will end.

Action Taken: Mr. Meyer makes a motion to approve a Use Variance for 36 Middle St LLC to allow for Apartments on the first floor in the F (Industrial District) where they would otherwise not be permitted. Mr. Gomez seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

3. Questions or comments.

No questions or comments.

4. Adjourn

Action Taken: Mr. Williams makes a motion to adjourn at 7:57PM. Mr. Meyer seconds.

*Roll was called and the motion was **APPROVED** unanimously (4-0).*

Respectfully submitted by Lauren Karlsen, Administrative Aide