



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

May 25, 2021 at 7:00 PM VIA ZOOM

1. **Roll Call:** Joseph Comnesso, Andrew Williams, Robert Meyer, Antonio Gomez
Excused: Daniel Ofstein
Also Present: Neal Braman, Clr. Noone

2. **Larry & Chris Smart at 442 Castle St for an Area Variance for Setback relief for an addition.**

The home at 442 Castle St is located on the corner of Castle St & N Brook St. Mr. Smart is proposing to upgrade the existing garage on the property, demolish an existing bathroom and entryway, and replace with a mudroom that will connect the home to a 2-car garage. The applicant is also looking to add a deck that would allow entry into the mudroom. The garage will not be demolished-current walls will be kept and roof replaced.

No public comment.

Mr. Comnesso declares the Zoning Board of Appeals lead agency for the purposes of SEQR. This project is a Type II with no further action required.

Action Taken: Mr. Meyer makes a motion to approve an area variance for 442 Castle Street for setback relief for the proposed addition. Mr. Williams seconds.

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

3. **Cynthia Campbell at 431 Washington St for an Area Variance for setback relief for a front porch.**

The one-story home on the property is located at 29.3 ft. as front setback (property line to the house). There is another approximately 22 ft from the property line to the center of the road. Currently, there is a set of concrete landing and steps that bring the front setback to 23.3 ft. The east side of the home has a setback of 5.4 ft.

The concrete steps have old iron railings, are cracking, covered in carpet, and pulling away from the home. The front step landing is very small and only used as an entrance to the front door. There is also a small concrete slab at the bottom of the steps that is also cracked and is safety hazard.

Applicant is proposing a new front landing with new railings. Porch would measure 6x22 ft and steps would be 3x5 ft. It would be located where the current landing is now and continue to the end of the home on the east side, allowing for a seating area. Porch would not extend past the home.

Porch would be constructed of gray composite decking material, white vinyl railings, gray fascia boards, and white privacy lattice.

Neighbors have no issue with proposal.

No public comment.

Mr. Commesso declares the Zoning Board of Appeals lead agency for the purposes of SEQR. This project is a Type II with no further action required.

Action Taken: Mr. Williams makes a motion to approve an area variance for 431 Washington Street for setback relief for a proposed front porch. Mr. Gomez seconds.

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

4. Katelyn (Garrow) Williams at 4 Maple St for an Area Variance for front setback relief for a Porch.

The property is located on a corner lot (2 fronts) with an existing front setback of 21.7 ft where 30 ft is required. The proposed setback will be 14.8 ft to the proposed porch.

The current porch is brick with black wrought iron railings. The brick is crumbling, creating a safety hazard. Stepping out of the front door is a large drop; porch is not level to the door.

The plan is to build a new porch out of trex composite decking (dark gray), with no plans to extend further towards the road than what is existing. The proposed width would be wider on the north side to allow for seating. The current metal awning would be replaced with a wooden pergola.

No public comment.

Mr. Commesso declares the Zoning Board of Appeals lead agency for the purposes of SEQR.

This project is a Type II with no further action required.

Action Taken: Mr. Commesso makes a motion to approve an area variance for 4 Maple Street for front setback relief for a proposed porch. Mr. Meyer seconds.

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

5. Approval of minutes, sent electronically.

April 2021 meeting minutes will be approved at the next scheduled Zoning Board meeting due to lack of quorum.

6. Questions or comments.

Mr. Williams would like to express his appreciation for Mr. Gillotti's 21 years of service to the Zoning Board. Mr. Gomez echoes this and Mr. Commesso hopes that City Council also recognizes his service.

Board members welcome Mr. Gomez as a new member to the board.

7. Adjourn

Action Taken: Mr. Commesso makes a motion to adjourn at 7:49PM. Mr. Meyer seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide