



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

November 23, 2021 at 7:00 PM

Public Safety Building - 255 Exchange St, Geneva NY

1. **Roll Call:** Andrew Williams, Robert Meyer, Antonio Gomez, Jeff Greco
Excused: N/A
Also Present: Neal Braman

2. **An Area Variance by Tim & Margaret Newland at 308 Washington St for relief from setbacks for a reconstructed garage.**
 - 1) Will an undesirable change will be produced in the character of the neighborhood or determined to nearby properties will be created by granting the area variance.
 - a. Board determines they find no undesirable changes will be produced.

 - 2) Whether the benefits sought by the applicant can be achieved in some method feasible for the applicant to pursue other than the area variance.
 - a. Board determines that due to the way the lot is laid out, there are no other options to pursue to complete this project.

 - 3) Whether the request for the area variance is substantial.
 - a. Yes - the project will benefit the applicant's livelihood, protect his property, and ensure his living environment.

 - 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions of the neighborhood or zoning district.
 - a. Board determines it will not.

 - 5) Whether the alleged difficulty is self-created.
 - a. Board determines it is not.

Board members believe the project looks to be of good quality with no neighbor concerns. All criteria have been met.

Action Taken: Mr. Meyer makes a motion to approve an area variance for 308 Washington St for setback relief for a reconstructed garage. The Zoning Board of Appeals is lead agency for the purposes of SEQR. This project is a Type II with no further action required according to NY617.5C17. Mr. Greco seconds.

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

3. Questions or comments.

Mr. Williams mentions to the other members to check online or with Neal for trainings.

Action Taken: Mr. Meyers makes a motion to appoint Andrew Williams as Chair of the Zoning Board of Appeals. Mr. Greco seconds.

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

4. Adjourn

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

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

Respectfully submitted by Lauren Karlsen, Administrative Aide