



CITY OF GENEVA ZONING BOARD OF APPEALS

MEETING MINUTES

6:00 PM | June 24, 2025
City Hall – 47 Castle St, Geneva NY

1. Roll Call: Stephen Salmon, Kyle Olschewske, Bob Meyer, Antonio Gomez

Excused: Jeff Greco

Also Present: David Hou, Clr. Brennan, Clerk Tillotson

2. Continue a Zoning Interpretation made by the Code Enforcement office for the use of property at 1019 Lochland Road. Appeal being requested by the owner of 1025 Lochland Road

Mr. Salmon asks each board member if they have additional questions to the applicant and appellant.

Mr. Meyer asks how long it takes to set up the RV and Mr. Barclay states approximately 10-15 minutes. To put the deck out is another 5-10 minutes. Breakdown takes the same time. The RV is not always hooked to the truck, but can be hooked up quickly. The deck rolls out from the bottom and hooks onto the RV, there are legs to provide stability.

Ms. Santos (applicant) respectfully requests the board reject and dismiss the appeal. She believes their RV is the same as any other RV located in the city of Geneva and requests that they be treated the same as any other city resident.

Mr. Zoghlin speaks on behalf of the appellant, Mr. Bialko. He believes the applicant has received approvals for the initial project, stated they have made changes, but have not submitted any changes or have received approvals for any changes. He states the 2 RVs are above 500 sq ft. Infringing on side setbacks, maximum height limit, proposing 2 ADUs (2 RVs) – require special use permits. (Details on the appeal can be found in the May 27 meeting minutes)

Mr. Barclay states only 1 RV will be on the property as they only own 1 RV. The plans submitted to Neal Braman showed 1 RV. He also clarifies that the concrete pad does not need to be concrete, it can be constructed of a pervious material.

There is some discussion of mobile dwelling vs. recreational vehicle between Mr. Salmon and Mr. Barclay and Ms. Santos.

Mr. Salmon invites the public to speak.

Mary Henry, 499 Castle St, states she would not want to see an RV in a historic district. She believes codes should enforce the parking of RVs in the front of homes.

Tom Burrall, 105 Jay St, speaks as an insurance consultant. He states this should not be confused with the term "mobile home" as they are now called manufactured homes. He believes that the code is referring to manufactured homes when referencing "mobile dwelling." He does not believe manufactured homes are subject to motor vehicle regulations.

Mr. Salmon asks Mr. Burrall what "mobile dwelling" refers to in his industry. Mr. Burrall responds that "mobile dwelling" is not a term that is used, it would be a "mobile home" or "manufactured home."

Mr. Gomez states he has been hired to move "mobile or manufactured homes" and it is costly to do so. There is no expense to move an RV.

Mr. Salmon closes the public comment portion of the meeting at 6:32PM.

The board discusses whether or not they believe the RV in question should be considered a structure, mobile dwelling, or "Accessory Dwelling Unit" (ADU).

Mr. Hou makes clarification of the issues before the board, whether the RV in question is an Accessory Dwelling Unit, an accessory use or structure, and a structure, and states they have 62 days to make a decision.

Mr. Salmon speaks to the impervious materials percentage in the submitted site plan signed by Neal Braman. He believes it would be appropriate to have an updated site plan showing any change in setbacks and surface materials.

Mr. Salmon reads the definition of "accessory dwelling unit" and board members determine that the RV in question is not an ADU according to Geneva code.

Mr. Salmon reads the definitions of "accessory" and "structure." Board members discuss whether or not the RV should be classified as a "structure."

Mr. Olschewske asks if the Zoning Board has jurisdiction over registered vehicles.

Mr. Salmon would prefer to ask Neal Braman if a new site plan is warranted.

Action Taken: Mr. Salmon makes a motion to table further discussion until the next scheduled ZBA meeting and for the ZBA to consider whether or not the RV is an accessory structure being ready to advocate their position. Mr. Gomez seconds.

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

3. Adjourn

Action Taken: Mr. Salmon makes a motion to adjourn at 7:48PM. Mr. Gomez seconds.

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

Respectfully submitted by Lauren Karlsen, Administrative Aide