

**Town of Geneseo  
Zoning Board of Appeals  
Thomas Sacareni  
5327 North Point Drive  
7:30 PM Tuesday November 18, 2014  
tax map #91.36-1-5**

An Appeal by **Thomas Sacareni**, appellant, from a decision of the Code Enforcement Officer and application for permission to construct a porch which fails to meet both side yard setbacks of 15 feet as per Schedule II of the Town of Geneseo Zoning Code on property located at 5327 North Point Drive in the Town of Geneseo.

Board Members Present: **Chairman John Maxwell, Ken Book, Mike Dabramo, Greg Foust and Steven Haigh.**

Public Present: **Ron Maxwell**, Code Enforcement Officer, **Thomas and Jean Sacareni**, applicants, **Bob Beckwith**, 5325 North Point Dr., next door neighbor.

**Chairman John Maxwell** opened the meeting at 7:30 and noted that the County Planning Department had reviewed this application and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs, and activities. Therefore, approval or disapproval of this application is a matter of local option. The water and Sewer Authority gave approval as well. It was noted there was no other correspondence. He then welcomed **Thomas Sacareni** to the table.

The board members had visited the site. 27 green cards went out, 25 were returned and 2 were not delivered.

**Thomas Sacareni** explained he wanted to build a porch. The existing porch is 8' deep now and he wants 11' with a hip roof over it.

**Greg Foust** Will it be enclosed? **No**

A generic drawing provided with the application was confusing to the board as it showed finished walls. Mr. Sacareni assured the board that the new porch will be covered but he has no intention of enclosing. There will be new footers to support the deck.

**Chairman John Maxwell** Will the sides be inset from the property line, as the existing porch now is? **Yes**

**Chairman John Maxwell** There is no problem with blocking the view to the west. *(This porch faces north and the only view to be blocked would be either east or west)*

**Bob Beckwith** is a neighbor and supports this project 100%.

All conferred and agreed the easements needed were 10' on the east and 8' on the west.

**Chairman John Maxwell** directed the Board to go through the 5 questions necessary for an area variance:

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by granting the variance? **All answered NO**
2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance? **All answered YES**
3. Is the requested variance substantial? **All answered YES**
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? **All answered NO**
5. Is the alleged difficulty self created? **All answered YES**

**Ken Book** moved to **grant** the variance of 8' on the west and 10' on the east for a deck for property located at 5327 North Point Drive and to allow 3' to be added to the deck. There is to be a hip roof. If it is ever enclosed, there must be a return to the ZBA for review. The fencing around the deck will not obstruct the view. **Greg Foust** seconded. **Carried unanimously.**

**Steven Haigh** moved the **hearing be closed at 7:51 PM.** **Ken Book** seconded. **Carried.**

As there is another hearing to follow this one, the meeting was not adjourned.

Respectfully submitted by Carolyn C. Meisel, Secretary, Geneseo Town Zoning Board of Appeals.