

Village of Geneseo Zoning Board of Appeals

Public Hearing

Wadsworth Library/Oak Grove- Tax Map#:81.13-2-7

Community Bank - Tax Map#: 81.14-1-1.1

November 6, 2024 @ 4:30pm

Members Present:

Carolyn Meisel, Chair
Gretchen Crane, Member
Robert Meyers, Member
Paul Schmied, Member

Other Village Representatives Present:

Shawn Forrester, Deputy Clerk/Treasurer
Craig Wadsworth, Code Enforcement Officer
Janna O'Brien, Secretary

Others Present:

Julie Brocklehurst- Woods- Wadsworth Library,
Joe Layton- Community Bank
Lincoln Hempstead- SUNY Geneseo
Natalie Bentley- SUNY Geneseo
Madison White- SUNY Geneseo

4:30pm Chair Meisel called the Board to order.

Wadsworth Library/Oak Grove- Tax Map#:81.13-2-7

Chair Meisel opened the public hearing for Wadsworth Library/ Oak Grove. The Board introduced themselves and noted that all proper notices were sent via US Mail, return receipt requested, as well as published in the Livingston County Newspaper, as follows; Notice is hereby given that a public hearing will be held by the Village of Geneseo Zoning Board of Appeals on November 6, 2024, at 4:30pm, in the Geneseo Village Building Board Room, 119 Main Street, Geneseo NY pursuant to Chapter 130 Zoning, Section 130-17, and, 130-90 Attachment 10 Table of Sign Regulations and any other sections of the Village Code which may apply. The applicant is seeking two area variances to install 9 signs that per Village Code is over the maximum sq ft allowed and the number of signs allowed for the R2 Zoning District.

Julie Brocklehurst-Woods was present to explain that the signs will be used along the ¼ mile Educational Trail to connect local history with the Native Americans. The signs will be approximately 2x3 and placed throughout the Grove.

There was discussion regarding parking and the use of handicapped signs. It was noted that another variance for that sign would not need Board approval.

Chair Meisel asked the public if there were any questions or comments. Hearing none, Chair Meisel moved to close the public hearing. Member Crane seconded. The hearing was closed at 4:40pm, with ayes from all.

This was followed by the Board discussing and answering the five Area Variance questions.

(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 area variance?

Chair Meisel: No. Good use for this lovely, wooded lot.

Member Meyers: No. Appears to be an overall improvement.

Member Crane: No. The area is a quiet piece of land that will welcome being used in this way.

Member Schmied: No. Park adjacent to cemetery. No neighbors object.

(2) Can the benefit sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance?

Chair Meisel: No. For 9 signs, a variance is needed. Without signs, no trail.

Member Meyers: No. Purpose of signs is educational.

Member Crane: No. They need the variance for the number of signs they are seeking.

Member Schmied: No. Code requirement for signage variance.

(3) Is the requested area variance substantial?

Chair Meisel: Yes. 500% increase in number of signs, similar in signage total.

Member Meyers: Yes. Substantial compared to the zoning laws.

Member Crane: Yes. It is very substantial but necessary for the trail to be successful.

Member Schmied: Yes. Exceeds number and size for signage/square feet.

(4) Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Chair Meisel: No. Most visitors will likely walk.

Member Meyers: No. Will be an improvement to the community.

Member Crane: No. The Oak Grove presents a beautiful place for this educational trail to be created.

Member Schmied: No. Approved with no dissenting comments.

(5) Is the alleged difficulty self-created? (Which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.)

Chair Meisel: Yes.

Member Meyers: Yes. As always.

Member Crane: Yes. It always is.

Member Schmied: Yes. If not request, then no. Otherwise, yes.

Member Meyers moved to approve the Area Variance Applications for the 9 signs. Member Crane seconded. With no further discussion the Area Variance was approved with ayes from all.

**Community Bank - Tax Map#: 81.14-1-1.1
November 6, 2024 @ 4:30pm**

At 4:47, Chair Meisel opened the public hearing for Henry Streeter/Community Bank. The Board noted that all proper notices were sent via US Mail, return receipt requested, as well as published in the Livingston County Newspaper, as follows; Notice is hereby given that a public hearing will be held by the Village of Geneseo Zoning Board of Appeals on November 6, 2024, at 4:30pm, in the Geneseo Village Building Board Room, 119 Main Street, Geneseo NY pursuant to Chapter 130 Zoning, Section 130-12, Section 130-17 and, 130-135 MU2 Bulk and Use Table and any other sections of the Village Code which may apply. The applicant is seeking an area variance for maximum lot coverage which fails to meet the 70% allowed as required by the Village Code. The proposed lot coverage is 75.2% for the existing non-conforming property coverage of 74.7% at 4218 Lakeville Rd tax map # 81.14-1-1.1, in the Village of Geneseo.

Joe Layton was present to represent Community Bank. They are seeking the variance to be ADA compliant and to better serve the community. It was noted that the work has been started and the area coverage is over by a very small amount.

There was discussion inquiring how much was the project over. Code Enforcement Officer Wadsworth stated they were over by 4.7-5% and that the code states that 30% green space is required.

Chair Meisel asked the public if there were any questions or comments. Hearing none, Member Crane moved to close the public hearing. Member Meyers seconded. The hearing was closed at 4:51pm, with ayes from all.

This was followed by the Board discussing and answering the five Area Variance questions.

(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 area variance?

Chair Meisel: No. No calls, letters, no neighbors came to the hearing.

Member Meyers: No. Requested variance is minimal, no noticeable impact

Member Crane: No. There's already a significant amount of blacktop. It won't change the look of the bank.

Member Schmied: No. No noticeable impact.

(2) Can the benefit sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance?

Chair Meisel: No.

Member Meyers: No. Minimal change and necessary for handicap access.

Member Crane: No. They need the variance to comply.

Member Schmied: No. This is a way to comply with the disability act.

(3) Is the requested area variance substantial?

Chair Meisel: No. It is a miniscule amount .67%

Member Meyers: No. Very minimal.

Member Crane: No. It is a small amount.

Member Schmied: No. Miniscule.

(4) Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Chair Meisel: No. It is an improvement.

Member Meyers: No. Going to improve access to bank.

Member Crane: Yes.

Member Schmied: No. No actual improvement

(5) Is the alleged difficulty self-created? (Which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.)

Chair Meisel: Yes.

Member Meyers: Yes.

Member Crane: No.

Member Schmied: No. Always yes.

Member Schmied moved to approve the Area Variance. Member Meyers seconded. With no further discussion the Area Variance was approved with ayes from all.

The minutes from the October 2, 2024, meeting were reviewed. Member Crane moved to approve the minutes as amended. Member Meyers seconded. With no further additions, corrections, or discussion the minutes were approved with ayes from all.

Chair Meisel moved to close the meeting. Member Crane seconded. The meeting was closed with ayes from all at 5:02pm.

Janna O'Brien
Secretary