

**Village of Geneseo Zoning Board of Appeals
March 5, 2025 @ 4:30pm**

Members Present:

Robert Meyers, Acting Chair
Gretchen Crane, Member
Paul Schmied, Member
James Kier, Member
Carolyn Meisel, Chair- excused

Other Village Representatives Present:

Janna O'Brien, Secretary
Craig Wadsworth, Code Enforcement Officer
Jacob Zoghlin, Underberg and Kessler

Applicants/Public Present:

Matt Griffo, Town of Geneseo
William Wadsworth, Town of Geneseo

At 4:30pm, Acting Chair Meyers called the meeting to order.

At 4:32, The meeting minutes from February 5, 2025, were reviewed. There were amendments made. Member Kier moved to approve of the minutes as updated. Member Schmied seconded. With no further additions, corrections, or discussion, the minutes were approved with ayes from all.

**Public Meeting- Area Variance
Town of Geneseo
4263 Lakeville Rd, Geneseo
Tax Map #81.10-1-9**

Member Meyers made a motion to open the public hearing for the Town of Geneseo at 4:35pm. Member Schmied seconded. The Board introduced themselves. It was recorded 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 February 5, 2025, at 4:35 pm, pursuant to Chapter 130 Zoning, Section 130-12, Section 130-17 and, 130-90 Attachment 10 Table of Sign Regulations and any other sections of Village Code which may apply on the application of William Wadsworth on behalf of the Town of Geneseo. The applicant is seeking an area variance for a side setback as required per the Village Code. This request is for the property located at 4263 Lakeville Rd, Tax Map # 81.10-1-9 in the Village of Geneseo, NY.

Acting Chair Meyers noted that the return receipts were turned in, and no comments or concerns were brought to the board's attention. Mr. Griffo was asked to present the project to the Board. Mr. Griffo explained the goal is to renovate the existing structure to become the Town Offices. The new entrance will fall on the County easement, therefore the need for a variance. The Town is working on securing a 99- year lease from the County and working with the Livingston County Planning Board to complete the SEQR. At this point, Jacob Zoghlin, Esq. introduced himself as the attorney for both the Town and the Village of Geneseo. He stated that the variance could not be granted until the SEQR was approved. Therefore, the Board decided to leave the Public Hearing open until the SEQR is granted.

Mr. Wadsworth presented a letter to the Zoning Board noting that the Geneseo Town Board passed a motion to act as SEQR Lead agency on February 12, 2025. He asked if the Zoning Board had any

concerns. Hearing none, *Member Kier made a motion to accept the Town of Geneseo as the Lead Agency. Member Crane seconded, with ayes from all.*

Mr. Zoghlin, Esq. then presented the Board with an Acknowledgment and Waiver of Conflict letter. He explained that he will be acting in the best legal interest of both entities. There was a brief discussion between the members. *Member Schmied made a motion to allow Acting Chair Meyers to sign the letter on behalf of the Board. Member Kier seconded, and the motion passed with ayes from all.*

With no further discussion, Member Crane moved to close the meeting at 5:27pm. Member Schmied seconded the motion. The meeting was closed with ayes from all.

Janna O'Brien
Secretary