

**Village of Geneseo Zoning Board of Appeals
October 2, 2025 @ 4:30pm**

Members Present:

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

Other Village Representatives Present:

Janna O'Brien, Secretary
Craig Wadsworth, Code Enforcement Officer

Applicants/Public Present:

Ben Gajewski, GVC

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

**Public Meeting- Area Variance
Genesee Valley Conservancy
1 Main Street, Geneseo
Tax Map #80.12-4-33**

At 4:35, Chair Meisel opened the Public Meeting for an area variance for the Genesee Valley Conservancy. 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 Zoning Board of Appeals of the Village of Geneseo on October 1, 2025, at 4:35 pm, in the Geneseo Building, 119 Main Street, Geneseo, NY, to hear an application for an area variance. Ben Gajewski, on behalf of the Genesee Valley Conservancy, is seeking a variance to install a projecting sign which the code does not allow for in the R2 District.

Chair Meisel noted that five green cards were sent and five were returned. Ben Gajewski explained that the Conservancy wants to install a projecting sign and provided images of the sign. It was noted that projecting signs are allowed on Main Street but since this business is just outside of the business district then a variance is required.

Chair Meisel asked her Board if they had any additional questions. Hearing no further discussion, Chair Meisel asked for a motion to close the hearing at 4:40 pm. *Member Crane moved to close the Public Hearing. Member Meyers seconded the motion.*

This was followed by the Board discussing and answering the five 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 the granting the area variance?

Chair Meisel: No.

Member Meyers: No. Sign is tasteful.

Member Crane: No. It will tastefully tie in to the building.

(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, they need a sign.

Member Meyers: No, they need a sign.

Member Crane: No, they need the variance to put up the sign.

(3) Is the requested area variance substantial?

Chair Meisel: No. They are around the corner from the commercial businesses.

Member Meyers: No, not substantial but not allowed in the code.

Member Crane: No.

(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. They are unique.

Member Meyers: No, sign is well designed and tasteful.

Member Crane: No.

(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: No, always been an office.

Member Meyers: No, zoning changed around this request.

Member Crane: No, they need the sign and this building has always been an office building.

With no further discussion, the following votes were recorded to approve the variance: Chair Meisel- aye, Member Meyers- aye, Member Crane-aye.

Member Crane moved to grant the area variance for a projecting sign for the Genesee Valley Conservancy. Member Meyers seconded the motion, and the variance was approved with ayes from all.

With no further discussion, Member Meyers moved to close the meeting at 4:46pm. Member Crane seconded the motion. The meeting was closed with ayes from all.

Janna O'Brien
Secretary