

**Town of Geneseo Zoning Board of Appeals  
June 24, 2025 @ 7:00 PM**

**Members Present:**

John Maxwell, Chair  
Mike DaBramo, Member  
Donald Kearney, Member  
Carolyn Meisel, Member

**Other Town Representatives Present:**

Jared Radesi, Code Enforcement Officer  
Tyler Wilson, Underberg and Kessler  
Debbie Streeter, Secretary

**Excused:**

Michael Millard – Member

**Applicant(S)/Public Present:**

George Jarrett  
Al Tubero  
Jean Freeman

At 7:13, Chair Maxwell called the meeting to order.

Chair Maxwell requested that members approve the September 24, 2025, meeting minutes. Carolyn Meisel made a motion to approve the minutes as presented. Member Kearney seconded. With no further additions, corrections, or discussion, the minutes were approved with ayes from Chair Maxwell, Member Meisel, Member Kearney, and Member DaBramo. Motion carried.

Chair Maxwell opened the public hearing at 7:18 pm. 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 Town of Geneseo Zoning Board of Appeals on June 24, 2025 at 7:15 pm under Chapter 130 Zoning Table Attachment 4, Highway Residential District "Educational Institutions" are a specially permitted use. The minimum lot size for such use is listed as 5 acres. Applicants, George and Natasha Jarrett, are asking for an area variance at 4806 Lakeville Road, Geneseo, Tax Map #72.-1-55.1.

Chair Maxwell noted that the return receipts were turned in, and no comments or concerns were brought to the board's attention.

George Jarrett, Owner of the property, presented to the board the need for an area variance. He and his wife purchased the property to reopen the closed dental office as a preschool. This preschool would have two sessions with 10 children attending either the am or pm session. Changes to the property are, move the propane tank, put up a fence, and strip the driveway with parking lines. Preschool will follow the Geneseo Central School academic calendar.

Chair Maxwell asked if anyone from the public had any comments.

Jean Freeman is a neighbor and feels preschool is a good use for the property. She had a conversation with the neighbor across the street (Grace Abbott), who supports the preschool.

Hearing no further questions, Member Meisel moved to close the public hearing at 7:42 with a second from Member Kearney. The motion was carried with ayes from Chair Maxwell, Member Meisel, Member Kearney, and Member DaBramo.

This was followed by the Board discussing and answering the five area variance questions for a 3.8-acre 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?

Chair Maxwell: No

Member Kearney: No

Member DaBramo: No

Member Meisel: No, no objections from neighbors.

2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance?

Chair Maxwell: No

Member Kearney: No

Member DaBramo: No

Member Meisel: No. need it to use as they want.

3. Is the requested variance substantial?

Chair Maxwell: Yes 90%

Member Kearney: Yes, 3.8 acres

Member DaBramo: Yes, almost a 4-acre variance

Member Meisel: Yes, 80 plus percent

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

Chair Maxwell: No

Member Kearney: No

Member DaBramo: No

Member Meisel: No

5. Is the alleged difficulty self-created?

Chair Maxwell: Yes. They want preschool.

Member Kearney: Yes, preschool

Member DaBramo: Yes, changing the usage of the property.

Member Meisel: Yes

Member Meisel motioned to grant a 3.8-acre area variance for 4806 Lakeville Road, Geneseo, with a second by Member Kearney. With no further discussion, the motion carried with ayes from Chair Maxwell, C. Meisel, D. Kearney, and M. DaBramo

At 8:00 pm, Chair Maxwell invited Albert Tubero to the table for a conceptual review of his project at 4367 Blue Heron Drive, Geneseo.

Albert Tubero explained that he has an old wooden deck (already demolished) that needs replacing, and he would like to replace it with concrete without changing the footprint. He states that the neighbors have a concrete deck, and he is not asking for anything out of the ordinary.

There was a discussion about water runoff into the lake, lot coverage, and the board is asking Albert to contact the Department of Environmental Conservation for answers regarding the water runoff and repairing or capping the break wall.

Chair Maxwell said the Public Hearing will be at 7:15 PM on June 22, 2025. The Secretary will make the required publication and notifications.

With no further discussion, Member DaBramo moved to close the meeting at 8:38 pm. Member Kearney seconded the motion. The meeting was closed with ayes from Chair Maxwell, Member Meisel, Member Kearney, and Member DaBramo.

Submitted by,

Debbie Streeter/Secretary