

**Town of Geneseo Zoning Board of Appeals
July 8, 2025 @ 7:00 PM**

Members Present:

John Maxwell, Chair
Donald Kearney, Member
Michael Millard – Member

Other Town Representatives Present:

Jared Radesi, Code Enforcement Officer

Excused:

Mike DaBramo - Member
Carolyn Meisel - Member
Steve Vitello, Alternate

Applicant(s)/ Public Present:

Greg Bolles Applicant
Jeff Bolles
Sydney Bolles
Patrick Cahill
Robert Beckwith
Chris Benson

At 7:00 pm, Chair Maxwell called the meeting to order.

Chair Maxwell requested that the members approve the June 24, 2025 meeting minutes. With no further additions, corrections, or discussion, the minutes were approved with ayes in favor: Chair Maxwell, Member Kearney, and Member Millard.

Opposed: None

Abstained: None

MOTION CARRIED

CEO Radesi explained to the board the reason for a conceptual review for Greg Bolles at 5329 North Point Drive, who wants to extend his deck by two feet. The proposed project seeks a deviation from the town zoning code, Table 106, Attachment 3 of the Lakeshore Residential District for maximum lot coverage of 40% for single-family dwellings, east of West Lake Road. Decks with a roof are part of the lot coverage.

Greg Bolles was invited to explain the need for an area variance. He is looking at a variance of 34 square feet to extend his deck from 8 feet to 10 feet. He showed pictures of the neighbors' decks, and he would be in line with theirs. He has spoken with his neighbors, and none have any objections.

There was a discussion among the Board members regarding the substantial request for a 34-square-foot area variance.

The board decided that Greg Bolles needs to have a public hearing for an area variance.

Chair Maxwell announced that the Public Hearing will take place at 7:15 PM on July 22, 2025. The Secretary will make the required publication and notification.

With no other business or announcements, Chair Maxwell requested a motion for adjournment. Member Kearney made a motion to adjourn at 7:55 PM. Member Maxwell seconded the motion. Ayes in favor: Chair Maxwell, Member Kearney, and Member Millard.

Opposed: None
Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary