

**Town of Geneseo Zoning Board of Appeals
July 22, 2025 @ 7:00 PM**

Members Present:

John Maxwell - Chair
Donald Kearney - Member
Michael Millard – Member
Don Kearney – Member
Carolyn Meisel - Member
Steve Vitello – Member

Other Town Representatives Present:

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

Absent:

Mike DaBramo - Member

Applicant(s)/ Public Present:

David Patanella, Bolles Contractor
Joanne Harris, Bob Harris, Richard Meehan, Sheri Carroll, Patrick Cahill, Chris Benson, Jennifer Benson, Robert Beckwith, and Dan Faulkner.

At 7:09 pm, Chair Maxwell called the meeting to order. The Chair announced Steve Vitello as a voting member in Member DaBramo's absence and confirmed that there is a quorum.

Chair Maxwell requested that the members approve the minutes from July 8, 2025. Member Kearney moved to approve of the minutes as presented. Member Millard seconded. meeting. With no further additions, corrections, or discussion, the minutes were approved with ayes in favor: Chair Maxwell, Member Kearney, Member Meisel, Member Millard, and Member Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

**Public Hearing Area Variance
Greg Bolles
5329 North Point Drive, Geneseo
Tax Map # 91.36-1-6**

Member Meisel made a motion to open the public hearing for Greg Bolles at 7:15 pm. Member Kearney seconded. The board reviewed a request for an area variance for the property located at 5329 North Point Drive. The applicant, Greg Bolles, was represented by his Contractor. The request is to add a two-foot extension to an existing lakeside two-level deck and to cover it. The Secretary clarified for the record that the public hearing notice incorrectly stated the two-deck levels were already covered, when in fact the applicant is seeking approval to add the cover. It

was noted that 25 notices were sent, with 16 returned, 12 letters of approval, and one letter of non-approval.

Chair Maxwell asked the public if there were any questions or comments.

Pat Cahill neighbor at 5331, stated they were in favor, noting the proposed change is not significant and would enhance the view and match the homes on the lane.

Jennifer Benson neighbor at 5327, concurred that the project would improve aesthetics and create consistency with adjacent houses. Voice support, stating the project would fit in with what others have done, be aesthetically pleasing, and enhance the area.

Bob Harris spoke in opposition to the request, summarizing points from his letter. He stated the property already received a variance for side setbacks and currently has an impermeable lot coverage of 58%, which is above the 40% limit in the town code. The proposed addition would increase this coverage to 62%, express concern about setting a precedent for non-conforming properties, and the negative environmental impact of increased water runoff on the lake.

Pat Cahill neighbor at 5331, noted that water from covered porches can still drain through decking to the ground or be managed by gutters and dry wells before reaching the lake.

Chair Maxwell asked if there were any more questions or comments. Hearing none, Meisel moved to close the public hearing. Member Kearney seconded. The hearing was closed at 7:40 pm with ayes in favor: Chair Maxwell, Member Kearney, Member Meisel, Member Millard, and Member Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

This was followed by the Board discussing and answering the five Are 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 Maxwell: No. A lot of houses are similar.

Member Kearney: No. Similar to others in the neighborhood

Member Vitello: No. There are other properties, next door, which have similar decks.

Member Meisel: No. Many Similar homes are near this property. 12 Neighbors are supporting this deck. Only one opposition to the project.

Member Millard: No. It is no different than the house next to it.

(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 Maxwell: Yes. Keep the deck the same size.

Member Kearney: Yes. Do not build a bigger deck.

Member Vitello: Yes. Keep the deck the same size.

Member Meisel: Yes. Be content with a smaller deck.

Member Millard: Yes. It does not have to be built.

(3) Is the requested area variance substantial?

Chair Maxwell: Yes, Lot Coverage and 2' addition.

Member Kearney: Yes. Excessive lot coverage already.

Member Vitello: No. It is only 36 square feet.

Member Meisel: Yes. Lot coverage is over the town code.

Member Millard: No. It is 36 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 Maxwell: Yes. Over lot coverage, environmental, and no on the physical.

Member Kearney: No. The water can still go through the soil.

Member Vitello: No. The deck is pervious, and water can drain. The roof of, house could make it non-pervious.

Member Meisel: No. It will look like all the other cottages.

Member Millard: No. It will look like all the neighbors.

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes. He wants to extend his deck.

Member Kearney: Yes. Excessive lot coverage.

Member Vitello: Yes.

Member Meisel: Yes.

Member Millard: Yes. The building exists and is used.

Member Kearney moved to approve the Area Variance Application to accept the two-foot (36 square feet), two-level covered lakeside deck extension. Member Vitello seconded. With no further discussion, the Area Variance was approved with ayes in favor: Chair Maxwell, Member Kearney, Member Meisel, Member Millard, and Member Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

With no further discussion, Member Meisel moved to close the meeting at 7:56 pm. Member Millard seconded. The meeting was closed with ayes in favor: Chair Maxwell, Member Kearney, Member Meisel, Member Millard, and Member Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary
ds enclosures
13 letters