

**Village of Geneseo Zoning Board of Appeals
June 18, 2025 @ 4:30pm**

Members Present:

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

Other Village Representatives Present:

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

Applicants/Public Present:

Kelly Hepler - UPS

At 4:00pm, Chair Meisel called the meeting to order.

**Public Meeting- Area Variance
UPS
80 Main Street, Geneseo
Tax Map #80.12-2-3**

At 4:05, the Public Hearing for the UPS store was reconvened. It was noted that there were no concerns submitted to the Village Office, and no one present from the public at this hearing. Kelly Hepler stated that the required covering on the window to the righthand side of business is for the security of the packages and mailboxes that are installed there. She reached out to UPS directly, but they would not provide an alternative to the covered window.

Hearing no further discussion, Chair Meisel asked for a motion to close the hearing. *Member Meyers moved to close the Public Hearing. Member Schmied seconded the motion. The hearing was closed with ayes from all.*

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. It seems the best. The alternative is unknown and could be worse.

Member Meyers: No. Layout is not unattractive and only blocks 50% of the windows.

Member Schmied: Yes. Area variance is forever. Alternative may not be as good.

Member Kier: No. While not desirable, I don't believe it goes as far as a "detriment" to realty properties.

Member Crane: Yes. In the historic Main Street district, the code does not allow for windows on the first floor of a business to be covered,

(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. Required to cover the window.

Member Meyers: No. Alternatives are less attractive.

Member Schmied: No. Alternatives are not presented. UPS may have another alternative.

Member Kier: Yes. However, I don't think the alternatives are desirable.

Member Crane: Yes. They can approach UPS to work with the Village as to possible other options-an opaque shade, possibly.

(3) Is the requested area variance substantial?

Chair Meisel: Yes. 100% of variance of window in question.

Member Meyers: Yes. 50% is substantial.

Member Schmied: Yes. 100% of window considered.

Member Kier: Yes. It's a 100% of the window area in question.

Member Crane: Yes. Its 100% of what's allowed.

(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. Business district.

Member Meyers: No. Covering a window does not have an adverse effect on the neighborhood.

Member Schmied: No. Others have less desirable displays. We should not add another less desirable.

Member Kier: No. It's a commercial district and there are other store fronts that have an undesirable look to their first-floor window area.

Member Crane: No. There are other businesses with signs in windows that are unappealing but not permanent.

(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: Yes. UPS requires this covering.

Member Meyers: Yes. UPS requirements have created the situation.

Member Schmied: Yes.

Member Kier: Yes. The layout of the store is set up with the mailboxes toward the window. The owners have elected to open the store this way.

Member Crane: Yes. They could work towards other options.

With no further discussion, the following vote was recorded: Chair Meisel- aye, Member Meyers- aye, Member Schmied- nae, Member Kier- aye, Member Crane- nae. Member Meyers moved to grant the area variance for a install tinting film to cover 100% of the requested window area per the application. Member Keir seconded the motion.

With no further discussion, Member Meyers moved to close the meeting at 4:29pm. Member Kier seconded the motion. The meeting was closed with ayes from all.

Janna O'Brien
Secretary

