

**Town of Geneseo Zoning Board of Appeals
October 14, 2025 @ 7:00 PM**

Members Present:

John Maxwell - Chair
Steve Vitello – Member
Mike DaBramo - Member
Don Kearney – Member
Carolyn Meisel - Member

Other Town Representatives Present:

Debbie Streeter, Secretary

Absent:

Michael Millard – Member
Jared Radesi – Code Enforcement Officer

Applicant(s)/ Public Present:

Michael Capel, Jon Schick, Samantha Greenfield, and Emily Greenfield

At 7:03 pm, Chair Maxwell called the meeting to order. The Chair announced Steve Vitello as a voting member in the absence of Members Millard and confirmed that a quorum was present.

Chair Maxwell requested that the members approve the minutes from August 26, 2025. Member DaBramo moved to approve of the minutes as presented. Member Vitello seconded. With no further additions, corrections, or discussion, the minutes were approved with ayes in favor: Chair Maxwell, Members DaBramo, and Vitello.

Opposed: None

Abstained: Members Kearney and Meisel

MOTION CARRIED

Public Hearing- Area Variance
Michael Capel
5397 West Lake Road, Geneseo
Tax Map #100.51-1-1

At 7:10, Member Kearney made the motion to open the Public Meeting regarding an area variance for Michael Capel, and Member Meisel seconded. It was recorded that all proper notices were sent via US Mail, return receipt requested, and 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 Town of Geneseo on October 14, 2025, at 7:00 pm, at the Geneseo Town Building, 4630 Millennium Drive, Geneseo, NY, to consider an application for an area variance. Michael Capel is requesting to remove the existing garage and house to build a home with an attached garage, requiring a 12-foot area variance. According to Town Code 106, Attachment 3:1, the Lakeshore Residential District does not meet the minimum setback front of 32 feet, as well as any other applicable provisions of Town Code. The request is for property located at 5397 West Lake Road, Tax Map # 100.51-1-1 in the Town of Geneseo, NY.

Chair Maxwell noted that twenty-four green cards were sent and fourteen were turned in, and no comments or concerns were brought to the board's attention.

Jon Schick, Architect, and Michael Capel, Homeowner, outlined the plan to replace an old garage and existing house with a new home featuring an attached garage, keeping the 15-foot setbacks on the north, south, and rear (lake) yards, and requesting a 12-foot front yard setback due to the slope of the property.

Michael Capel stated that they want to build a new home to serve as their permanent residence moving forward.

Chair Maxwell asked if the public had any comments or questions. Since there were none, he requested a motion to close the public hearing.

At 7:26 pm, Meisel made a motion to close the public hearing. Member Kearney seconded the motion. The motion was carried with ayes from Chair Maxwell, Members DaBramo, Kearney, Meisel, and 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, it will be an improvement.

Member Vitello: No, removal of old garage improves character and safety.

Member Meisel: No, it will improve the property.

Member DaBramo: No, will be improved by removing existing garage.

Member Kearney: No, rebuild

(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, build on footprint of existing structure.

Member Vitello: Yes, he could remain in the existing footprint.

Member Meisel: Yes, build in the footprint.

Member DaBramo: No, elevation drop is too severe.

Member Kearney: Yes, stay within the boundary requirements.

(3) Is the requested area variance substantial?

Chair Maxwell: No, 37%.

Member Vitello: No, 37% difference.

Member Meisel: Yes, 37%.

Member DaBramo: Variance is 37% moderate variance request.

Member Kearney: Yes, 37%

(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: No, it will be a improvement.

Member Vitello: No, new plans remain in requirements for green space.

Member Meisel: No, again an improvement.

Member DaBramo: No

Member Kearney: No

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes, they want a new house.

Member Vitello: Yes, improvements are desired for existing spot.

Member Meisel: Yes if they can achieve results of a new house.

Member DaBramo: Yes

Member Kearney: Yes

Chair Maxwell asked if there were any more questions or comments. Since there were none, he requested a motion.

At 7:50 pm, Member Vitello made the motion to approve a 12-foot area variance for a front yard setback at 5397 West Lake Road, Geneseo. Member DaBramo seconded the motion. The motion was carried with ayes from Chair Maxwell, Members DaBramo, Kearney, Meisel, and Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

With no further discussion, Meisel moved to close the meeting at 8:17 pm. Member Kearney seconded. The meeting was closed with ayes in favor: Chair Maxwell, Members DaBramo, Kearney, Meisel, and Vitello.

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary