

**Village of Geneseo Zoning Board of Appeals
March 4, 2026 @ 4:30pm**

Members Present:

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

Other Village Representatives Present:

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

Applicants/Public Present:

Joe Torrey

At 4:30pm, Chair Meisel called the meeting to order.

**Public Meeting- Area Variance
15 Ward Place, Geneseo
Tax Map #80.12-4-9**

At 4:35, Chair Meisel opened the Public Meeting for an area variance for the property located at 15 Ward Place, Geneseo, NY. The Board introduced themselves. 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 Zoning Board of Appeals of the Village of Geneseo on March 4, 2026 at 4:35 pm, in the Geneseo Building, 119 Main Street, Geneseo, NY, to hear an application for an area variance. Joe Torrey, property owner, is seeking a 14 ft area variance to add a deck to the front of the building. This fails to meet the setback requirement of 10' as required by Village Code.

Chair Meisel noted that fourteen green cards were sent and twelve were returned. Joe Torrey introduced himself to the board and explained that he owns several houses in the Village and that he is looking to add the deck to improve the façade of the structure. There was a brief discussion regarding the materials that will be used and the importance of keeping rental units desirable for rental in the Village.

Chair Meisel asked her Board if they had any additional questions. Hearing no further discussion, Chair Meisel asked for a motion to close the hearing at 4:40 pm. *Member Crane moved to close the Public Hearing. Member Meyers seconded the motion.*

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. No negatives from community.

Member Meyers: No. Sign is tasteful.

Member Crane: No. Joe is trying to improve his curb appeal, and many houses sit close to the sidewalk.

Member Kier: No, there are other properties with the house/steps/porch in close proximity to the sidewalk.

(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, no room to do anything. All houses on this street are right on the edge of the property.

Member Meyers: No, no other place to build a deck.

Member Crane: No, he needs the variance to proceed.

Member Kier: No. The applicant already has a deck in back. He's trying to better the curb appeal.

(3) Is the requested area variance substantial?

Chair Meisel: Yes, 100%.

Member Meyers: Yes, over 50% of the code.

Member Crane: Yes, it's 100%.

Member Kier: Yes. This is substantial request because it's more than 50%.

(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. It will improve the neighborhood.

Member Meyers: No, it will be a positive effect.

Member Crane: No. It will tie in with what exists with other houses.

Member Kier: No, he's looking to enhance the look of the neighborhood and, other properties come out that far already.

(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.

Member Meyers: Yes.

Member Crane: Yes, it's a choice to build on to the existing steps.

Member Kier: Yes. He could choose not to do it, but this is self-created, he is choosing to do it.

With no further discussion, the following votes were recorded to approve the area variance: Chair Meisel- aye, Member Meyers- aye, Member Crane-aye, Member Kier-aye.

Member Meyers moved to grant the area variance for deck located at 15 Ward Place. Member Kier seconded the motion, and the variance was approved with ayes from all.

With no further discussion, Member Crane moved to close the meeting at 5:05pm. Member Kier seconded the motion. The meeting was closed with ayes from all.

Janna O'Brien
Secretary