

**Town of Geneseo Zoning Board of Appeals Working Meeting
February 24, 2026 @ 7:00 PM**

Members Present:

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

Other Town Representatives Present:

Debbie Streeter, Secretary
Jared Radesi, Code Enforcement Officer
Jacob Zoghlin, Town Attorney

Applicant(s)/ Public Present:

None present.

Call to Order and Attendance:

At 7:06 pm, Chair Maxwell called the working meeting to order and confirmed that a quorum was present.

Review of October 14, 2024, Zoning Board of Appeals Meeting Minutes:

Chair Maxwell requested that the members approve the minutes from October 14, 2025.

Member Kearney moved to approve the minutes as presented, and Member Millard seconded the motion. With no further additions, corrections, or discussion, the minutes were approved by ayes: Chair Maxwell, Members Kearney, DaBramo, Meisel, and Millard.

Opposed: None

Abstained: None

Motion Carried

Conceptual Review of the Application 3220 Nations Road:

The board discussed the zoning implications of a proposed project at 3220 Nations Road, which involves adding a second single-family residence on a large lot. The zoning law allows multiple principal uses on a single lot, but the board debated whether to treat the buildings as separate lots to meet setback and lot coverage requirements. The board also considered the potential legal and precedent-setting issues. Additionally, the board discussed the need to update the comprehensive plan and the importance of proactively addressing land use issues.

5291 Groveland Road:

A discussion was held about the illegal structure at 5291 Groveland Road. The property owner has since purchased the neighboring lot and incorporated the structure into their property. The only remaining zoning issue is the setback distance from the road, which the Board previously

addressed, stating they were comfortable with the structure remaining in its current location since it does not block views and is properly placed on the lot. Jared Radesi confirmed this earlier decision during the meeting, mentioning they did not want to proceed with the hearing.

March 24, 2026, Amendment to meeting minutes.

These minutes from the meeting on February 24, 2026, are being amended to reflect the board's decision to hold a public hearing for this property once a new survey showing the updated lot lines for the front yard area variance is available.

Adjournment:

Member Meisel moved to adjourn, and Member Kearney seconded the motion. With no further business, the meeting adjourned at 8:10 pm by ayes: Chair Maxwell, Members Kearney, DaBramo, Meisel, and Millard.

Opposed: None

Abstained: None

Motion Carried

Respectfully submitted,

Debbie Streeter, Deputy Clerk Secretary