

**Town of Geneseo Zoning Board of Appeals
March 24, 2026 @ 7:00 PM**

Members Present:

John Maxwell - Chair
Mike DaBramo – Member
Michael Millard – Member
Carolyn Meisel - Member

Other Town Representatives Present:

Debbie Streeter, Secretary
Jared Radesi – Code Enforcement Officer

Excused:

Don Kearney– Member
Steve Vitello - Alternate

Applicant(s)/ Public Present:

Tim Schunk, 5007 West Lake Road
Kim McGann, 3412 North Road

At 7:02 pm, Chair Maxwell called the meeting to order. The Chair announced, with excused members confirmed, that a quorum was present.

Chair Maxwell requested the members approve the minutes from February 24, 2026. Member Meisel moved to approve the minutes with the amendment that 5291 Groveland will need a public hearing when the lot lines have been adjusted and the town receives a new survey. Member Millard seconded. With no further additions, corrections, or discussion, the minutes were approved with ayes in favor of: Chair Maxwell, Members Meisel, DaBramo, and Millard.

Opposed: None
Abstained: None

MOTION CARRIED

Public Hearing- Area Variance
Tim Schunk
5007 West Lake Road, Geneseo
Tax Map #91.60-1-3

At 7:10, Member Meisel made the motion to open the Public Hearing regarding an area variance for Tim Schunk, and Member Millard 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 March 24, 2026, at 7:00 pm, at the Geneseo Town Building, 4630 Millennium Drive, Geneseo, NY, to consider an application for an area variance. Tim Schunk is seeking a 9’ variance from the south side yard. The proposed project requests a deviation from the Town zoning code for the following sections: Zoning 106, attachment 1, Lakeshore Residential District, C permitted uses, number 15, side setback of 15’. The request is for property located at 5007 West Lake Road, Tax Map # 90.60-1-3 in the Town of Geneseo, NY.

Chair Maxwell noted that seventeen green cards were sent and 11 were returned. The Livingston County Planning Board reviewed this application and determined that it has no significant countywide or inter-municipal impact regarding existing county plans, programs, and activities. Therefore, approval or disapproval is a matter of local option.

Tim Schunk described the plan to tear down an old shed and replace it with a new one, needing a 9' southside yard area variance.

Chair Maxwell asked the board if they had any additional questions. Hearing no further discussion, Chair Maxwell requested a motion to close the public hearing at 7:20 pm. Member DaBramo 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 granting the area variance?

Chair Maxwell: No, there is no view problem

Member Millard: No obstructions

Member Meisel: No, no view obstruction, and the neighbor has a similar building

Member DaBramo: No, it fits in with the current location, and so sight obstruction

(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: No, the only place to put the shed

Member Millard: No, the only option is not to do it

Member Meisel: No, no other place on the lot to place it

Member DaBramo: No, if the owner desires to maintain the existing parking

(3) Is the requested area variance substantial?

Chair Maxwell: Yes, over 50%

Member Millard: Yes, 9 of 15 feet

Member Meisel: Yes, 9 of 15 feet

Member DaBramo: Yes, 9 feet variance (for a 15-foot required setback)

(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, no objection from neighbors

Member Millard: No, no one objected

Member Meisel: No, all nearby neighbors were contacted, and there were no negative replies

Member DaBramo: No

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes, he wants a new shed

Member Millard: Yes, he wants a new shed

Member Meisel: Yes

Member DaBramo: Yes

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

Member Meisel made the motion to approve a nine-foot variance for the southside yard at 5007 West Lake Road, Geneseo, to allow a 10 x 12 shed. Member Millard seconded the motion. The motion was approved with ayes from Chair Maxwell, Members DaBramo, Meisel, and Millard.

Opposed: None

Abstained: None

MOTION CARRIED

Kim McGann came before the board to explain her plans to improve the aesthetics and property value on North Road. She explained the challenges she has encountered with the property:

- Slope of the property
- Having enough pasture space for her horse
- Finding out whether there may be or may not be wetlands on the property.

She is seeking the board's input on obtaining a front-yard area variance to build her house closer than the town code allows. The board requested that she submit a building permit and a survey and comply with all regulations for a public hearing. She expressed gratitude for the support and assistance provided by the board.

With no further discussion, Member Meisel moved to close the meeting at 8:10 pm. Member DaBramo seconded. The meeting was closed with ayes in favor: Chair Maxwell, Members DaBramo, Meisel, and Millard.

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary