

Town of Geneseo Zoning Board of Appeals

April 14, 2026 @ 7:00 PM

Members Present:

John Maxwell - Chair
Steve Vitello - Alternate
Michael Millard - Member
Carolyn Meisel - Member

Other Town Representatives Present:

Debbie Streeter, Secretary
Jared Radesi - Code Enforcement Officer

Excused:

Don Kearney - Member
Mike DaBramo - Member

Applicant(s)/ Public Present:

Emily, Justin Weis, John Vuger, and Anthony Natale, Contractor, 4328 Country Club Road
Kim McGann, 3412 North Road

At 7:02 pm, Chair Maxwell called the meeting to order. The Chair announced that, with excused members, Steve Vitello would be a voting member and confirmed that a quorum was present.

Chair Maxwell requested that the members approve the minutes from March 24, 2026. Member Meisel moved to approve the minutes as presented. Member Millard seconded. With no further additions, corrections, or discussion, the minutes were approved, with ayes in favor: Chair Maxwell, Members Meisel, Vitello, and Millard.

Opposed: None
Abstained: None

MOTION CARRIED

Public Hearing- Area Variance
Weis Meridian LLC
4328 County Club Road, Geneseo
Tax Map #72.-1-38.1

At 7:05 pm, Chair Maxwell opened the Public Hearing regarding an area variance for Weis Meridian LLC, 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 April 14, 2026, at 7:00 pm, at the Geneseo Town Building, 4630 Millennium Drive, Geneseo, NY, to consider an application for an area variance. Weis Meridian LLC is seeking a 65' variance from the front yard to build a pole barn residence with an attached garage. The proposed project requests a deviation from the Town zoning code for the following sections: Zoning 106, attachment 1, Rural Residential District, B permitted uses, number 1, front setback of

120'. The request is for property located at 4328 Country Club Road, Tax Map #72.-1-38.1 in the Town of Geneseo, NY.

Chair Maxwell noted that three green cards were sent and three 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.

Anthony Natale, Contractor, described the plan to build a new residence requiring a 65' front yard setback area variance.

- The original house burned down, and it is being replaced with a pole barn-style residence with an attached garage.
- Location of utilities
- Septic location
- Costly to build on existing footprint

Chair Maxwell asked the public and the board if they had any additional questions. Hearing no further discussion, Chair Maxwell requested that the Board discuss and answer 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, the whole road is similar.

Member Millard: No, similar to other houses.

Member Meisel: No, same setback as most homes on this road

Member Vitello: No, Similar setback to other properties on the road.

(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, could build on old footprint.

Member Millard: Yes, but expensive.

Member Meisel: Yes, but not what they want.

Member Vitello: Yes, could build on original footprint, but would be a significant investment.

(3) Is the requested area variance substantial?

Chair Maxwell: Yes

Member Millard: Yes

Member Meisel: Yes

Member Vitello: Yes

(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, all other houses are similar.

Member Millard: No

Member Meisel: No, same as most properties

Member Vitello: No

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes, they want to move the house from the old one.

Member Millard: Yes, it could build on the original site.

Member Meisel: Yes

Member Vitello: Yes, but the original house burnt down.

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

Member Millard moved to grant a 65' area variance for the front yard setback at 4328 Country Club Road, Geneseo, to allow a pole barn residence with an attached garage to be built. Member Vitello seconded the motion. The motion was approved, with ayes from Chair Maxwell, Members Vitello, Meisel, and Millard.

Opposed: None

Abstained: None

MOTION CARRIED

Public Hearing- Area Variance
Kim McGann
3412 North Road, Geneseo
Tax Map #64.-1-42.2

At 7:20 pm, the Public Hearing regarding an area variance for Kim McGann. 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 April 14, 2026, at 7:00 pm, at the Geneseo Town Building, 4630 Millennium Drive, Geneseo, NY, to consider an application for an area variance. Kim McGann is seeking a 70' variance from the front yard to build a single-family residence with an attached garage. The proposed project requests a deviation from the Town zoning code for the following sections: Zoning 106, attachment 1, Rural Residential District, B permitted uses, number 1, front setback of 120'. The request is for property located at 4312 North Road, Tax Map #64.-1-42.2 in the Town of Geneseo, NY.

Chair Maxwell noted that five green cards were sent out and five were returned, and that one email was submitted with no objections to the project. The Livingston County Planning Board reviewed this application and determined that it has no significant countywide or inter-municipal impact on existing county plans, programs, and activities. Therefore, approval or disapproval is a matter of local option.

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.

Hearing no further questions or comments from the public or board, Chair Maxwell called for a motion to close the public hearing. Member Meisel made a motion to close the public hearing at 7:37 pm. Member Millard seconded the motion. The hearing was closed with ayes from Chair Maxwell, Members Vitello, Meisel, and Millard.

Chair Maxwell requested that the Board discuss and answer 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, the houses on the road are similar.

Member Millard: No, it will be better than before

Member Meisel: No, better than what was there before

Member Vitello: No, the variance allows for the barn to be built behind the house, not in front.

(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, move the house

Member Millard: Yes, move the house

Member Meisel: Yes

Member Vitello: Yes, the house could be moved

(3) Is the requested area variance substantial?

Chair Maxwell: Yes

Member Millard: Yes, over ½.

Member Meisel: Yes, 70'.

Member Vitello: Yes

(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, the property is cleaned up and looks nice.

Member Millard: No, it's an improvement

Member Meisel: No, no neighbors came, one not of approval.

Member Vitello: No, none whatsoever

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes, she wants to build a house

Member Millard: Yes

Member Meisel: Yes

Member Vitello: Yes, the house could be built elsewhere.

Member Meisel moved to grant a 70' area variance for the front yard setback at 3412 North Road, Geneseo, to allow a single-family residence with an attached garage to be built. Member Millard seconded the motion. The motion was approved, with ayes from Chair Maxwell, Members Vitello, Meisel, and Millard.

Opposed: None

Abstained: None

MOTION CARRIED

With no further discussion, Member Vitello moved to close the meeting at 8:05 pm. Member Millard seconded. The meeting was closed with ayes in favor: Chair Maxwell, Members Vitello, Meisel, and Millard.

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary