

**0Town of Geneseo Zoning Board of Appeals
April 28, 2026 @ 7:00 PM**

Members Present:

John Maxwell - Chair
Steve Vitello - Alternate
Don Kearney - Member
Carolyn Meisel - Member

Other Town Representatives Present:

Debbie Streeter, Secretary
Jared Radesi - Code Enforcement Officer

Excused:

Mike DaBramo – Member

Absent:

Mike Millard - Member

Applicant(s)/ Public Present:

Ron and Mary Silco, applicants at 4505 Long Point Road

At 7:05 pm, Chair Maxwell called the meeting to order. The Chair announced that, with excused and absent 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 April 14, 2026. Member Meisel moved to approve 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 Meisel, and Vitello.

Opposed: None

Abstained: Member Kearney

MOTION CARRIED

Public Hearing- Area Variance
Ron and Mary Silco
4505 Long Point Road, Geneseo
Tax Map #81.-2-50

At 7:10 pm, Chair Maxwell opened the Public Hearing regarding an area variance for Ron and Mary Silco. It was recorder 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 28, 2026, at 7:00 pm, at the Geneseo Town Building, 4630 Millennium Drive, Geneseo, NY, to consider an application for an area variance. Ron and Mary Silco are requesting a 7' variance from the west side yard to build an accessory structure. 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, side yard setback of 15'. The request is for property located at 4505 Long Point Road, Tax Map #81.-2-50 in the Town of Geneseo, NY.

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

Ron and Mary detailed their challenges with the septic system, including the need to relocate the accessory structure requiring a 7' west side yard variance.

Chair Maxwell asked the public and the board if they had any additional questions. Hearing no further discussion, Chair Maxwell called for a motion to close the public hearing. Member Kearney made a motion to close the public hearing at 7:23 pm. Member Vitello seconded the motion. The hearing was closed with ayes from Chair Maxwell, Members Vitello, Meisel, and Kearney.

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, no neighbor here, and sets off the road

Member Kearney: No, made it better

Member Meisel: No, no objection from neighbors

Member Vitello: No, the barn is set back and will not impact neighbors

(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, he can relocate the building

Member Kearney: Yes, move out to 15.'

Member Meisel: Yes, room on the lot for a different location

Member Vitello: Yes, they can relocate the building

(3) Is the requested area variance substantial?

Chair Maxwell: Yes, 50%

Member Kearney: Yes, 50%

Member Meisel: Yes, 50%

Member Vitello: Yes, it's 50% of total

(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, blends in with the other houses

Member Kearney: No

Member Meisel: No

Member Vitello: No

(5) Is the alleged difficulty self-created?

Chair Maxwell: Yes, they want a barn

Member Kearney: Yes, can move the building

Member Meisel: Yes, they can chose the location that needs this variance

Member Vitello: Yes, **they could not build the barn**

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

Member Vitello moved to grant a 7' area variance for the west yard setback at 4505 Long Point Road, Geneseo, to allow an accessory structure to be built. Member Kearney seconded the motion. The motion was approved, with ayes from Chair Maxwell, Members Vitello, Meisel, and Kearney.

Opposed: None

Abstained: None

MOTION CARRIED

With no further discussion, Meisel moved to close the meeting at 7:55 pm. Member Kearney seconded. The meeting was closed with ayes in favor: Chair Maxwell, Members Vitello, Meisel, and Kearney.

Opposed: None

Abstained: None

MOTION CARRIED

Submitted by,

Debbie Streeter, Code Clerk/Secretary