

**Town of Geneseo
Zoning Board of Appeals
Lauren Wisser
3889 North Road
Tax Map #
7:30 PM Tuesday, July 26, 2022**

An Appeal by **Lauren Wisser** for an area variance to allow an oversized sign not permitted in the Town of Geneseo Zoning code.

Board Members Present:, **John Maxwell, chair, Ken Book, Mike DaBramo, Don Kearney and Carolyn Meisel.**

Board members excused:

Public Present: **Jared Radisi**, Code Enforcement Officer, and **Danielle Biyd**, applicant's delegate.

Chair John Maxwell opened the meeting at 7:30 PM and invited **Danielle Biyd** to the table.

The **County Planning Department** has reviewed this application and determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs, and activities.

Chair John Maxwell regarding SEQRA--Since the proposed action has been considered under SEQRA and has met the requirements for a Type II action #13, the proposed action is not environmentally significant.

All board members had visited the site. 8 green cards went out. 8 cards were returned.

Chair John Maxwell invited **Danielle Biyd** to the table.

Danielle Biyd explained Dr. Wisser replaced the existing signs with signs of the exact size. She needs the signs for her business.

Ken Book approved the variance for both signs. Don Kearney seconded. No vote occurred.

Chair John Maxwell slowed things down. The motion was premature. Two variances are needed, not one. Let's label A for the one out front and B for the one on the building.

All agreed that A, the one out front with brick pillars exceeds the allowed sign size. It was erected before there was a requirement for signs. It is well done and fits the location. It is 73.5 sq. ft including the brick landscaping. Code calls for 32 sq ft maximum. The actual sign within the brick work is 4'x8'. This sign would need a 41.5 sq. ft and 1' height variance including the brick landscaping.

and B, the one on the building is exactly the same sign as the previous sign but that exceeds the size limit in this district. Code says the size is to be 28' maximum and one foot in height. This sign would need a 9.5' variance.

Chair John Maxwell directed the Board to go through the 5 questions necessary for 2 area

variances to allow continuance of the existing oversized signs in this district. There will be two answers to each question. A for the yard sign and B for the building sign. Sign A-41 sq. ft in include brick landscape and Sign B on building 9.5 sq. ft.

1. 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 variance?

John Maxwell

A No

B No

Ken Book

A No

B No

Mike DaBramo

A No

B No Signs were in place with previous property owner

Don Kearney

A No Signs the same as original owner

B

Carolyn Meisel

A No

B No

2. Can the benefit sought by the applicant be achieved by some feasible method other than the variance?

John Maxwell

A Yes

B Yes Make both smaller

Ken Book

A Yes

B Yes

Mike DaBramo

A Yes

B Yes

Don Kearney

A Yes

B Yes Remove both and build to conform

Carolyn Meisel

A Yes Smaller sign

B Yes Smaller sign

3. Is the requested variance substantial?

John Maxwell

A Yes

B Yes

Ken Book

A Yes

B Yes

Mike DaBramo

A Yes remove signs and replace with code-compliant 73.5 actual: 32 code

B Yes 41.5 variance 129% : 6 sq ft code 15 sq ft actual 9.5 sq ft var. 158%

Don Kearney

A Yes

B Yes

Carolyn Meisel

A Yes

B Yes Too big

4. Will proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

John Maxwell

A No

B No

Ken Book

A No

B No

Mike DaBramo

A No

B No

Don Kearney

A No

B No

Carolyn Meisel

A No

B No

5. Is the alleged difficulty self created?

John Maxwell

A Yes

B Yes

Ken Book

A Yes

B Yes

Mike DaBramo

A Yes

B Yes

Don Kearney

A Yes

B Yes

Carolyn Meisel

A Yes

B Yes

All agreed any motion to approve should include language to include the brickwork in future signage total to prevent future owners from making a large sign alone that could be the size of the entire brickwork and sign.

Ken Book moved the variances for both signs: A-yard sign, 41.5 sq ft including the brick landscaping and a 1' height. and B- 9.5 sq ft. for sign on the building for 3889 North Rd.

Don Kearney seconded. Carried.

Carolyn Meisel moved to close the hearing at 7:45. **Mike Dabramo** seconded. Carried.

Chairman John Maxwell called for a review of minutes:

July 12 - Scipione **Don Kearney** moved to approve. **Mike Dabramo** seconded. Carried.

July 12 - Miller. **Ken Book** moved to approve. **Carolyn Meisel** seconded. Carried.

July 12 - Bondy. **Mike Dabramo** moved to approve. **Ken Book** seconded. Carried.

The meeting wasn't closed as another hearing followed.

Respectfully submitted by **Carolyn C. Meisel**, Secretary, Geneseo Town Zoning Board of Appeals.