Town of Geneseo
Zoning Board of Appeals
Christopher Bondy
4667 West Lake Road
8:30 PM Tuesday, July 12 2022

An Appeal by **Christopher Bondy** for an area variance to construct a cottage which fails to meet the required minimum property side line setbacks of 15' as per the Town of Geneseo Zoning code.

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

Board members absent:

Public Present:, **Jared Radesi**, Code Enforcement Officer, **Christopher Bondy,** applicant, 4915 West Lake Rd.

Chair John Maxwell opened the tabled meeting at 8:30 PM.

The Board is here to see final plans for the garage and proof of legal egress onto the existing Wadsworth Cove roadway.

At the last meeting, the Board agreed this garage cannot be built until there is a legal easement allowing Mr. Bondy to use the driveway or he can construct his own driveway to West Lake Rd.

To build a new driveway would need DOT approval. There was disagreement over whether that verbal approval had been given or not. Written approval had not been sought at this time.

Christopher Bondy shared documentation in advance of this hearing to address the Board's concerns. This documentation is in the file in front of Chairman John Maxwell.

Chair John Maxwell first displayed a copy of the recorded easement agreement when Wadsworth Cove properties gave this property (4915 West Lake Rd) permanent easement onto their roadway in exchange for the Cove's sewer and water right-of-way through this 4915 West Lake Rd. property. Mr. Bondy has provided proof of legal egress.

Chair John Maxwell next brought out the updated drawings for the garage. The second story showed two bedrooms, one bath and no sink in the family room.

Chairman John Maxwell directed the Board to go through the 5 questions necessary for a north side area variance of 11' feet to allow construction of a garage when the side lot allowed is 15' in this district as per the Town of Geneseo Zoning Code.

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 **No**
Ken Book **No**
Mike DaBramo **No**
Don Kearney **No**

Carolyn Meisel No

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

John Maxwell Yes Reduce the size of the garage
Ken Book Yes reduce the size of building
Mike DaBramo Yes smaller garage away from property line
Don Kearney Yes size of garage small
Carolyn Meisel No

3. Is the requested variance substantial?

John Maxwell Yes
Ken Book Yes
Mike DaBramo Yes 11'
Don Kearney Yes
Carolyn Meisel Yes well over 50%

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

John Maxwell No
Ken Book No
Mike DaBramo No
Don Kearney No
Carolyn Meisel No

5. Is the alleged difficulty self created?

John Maxwell Yes He wants a garage
Ken Book Yes
Mike DaBramo Yes
Don Kearney Yes
Carolyn Meisel Yes

Ken Book moved to approve an 11' north side lot variance to allow construction of a garage as per submitted revised plans when the side lot allowed is 15' in this district as per the Town of Geneseo Zoning Code.

Mike Dabramo seconded. Carried unanimously.

Don Kearney moved to close the hearing at 9:05**. Mike Dabramo** seconded. Carried.

A review of minutes followed:

June 14 - Bondy. **Mike Dabramo** moved to approve. **Ken Book** seconded. Carried.
June 14 -Miller. **Mike Dabramo** moved to approve. **Ken Book** seconded. Carried.
June 28 - Bondy. **Ken Book** moved to approve. **Carolyn Meisel** seconded. Carried.

Mike Dabramo moved to close the meeting at 9:35. **Ken Book** seconded. Carried.

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