

**Town of Geneseo Zoning Board of Appeals
Special Meeting – Clarify Area Variance
September 8, 2026 @ 7:00 PM**

Members Present:

John Maxwell - Chair
Mike DaBramo – Member
Don Kearney – Member
Carolyn Meisel – Member
Mike Millard – Member

Other Town Representatives Present:

Debbie Streeter, Secretary
Jared Radesi - Code Enforcement Officer
Jacob Zoghlin, Town Attorney

Absent:

Steve Vitello - Alternate

Applicant(s)/ Public Present:

Albert Tubero

At 7:00 pm, Chair Maxwell called the meeting to order. Chair Maxwell confirmed that a quorum was present.

Clarification of Area Variance — Al Tubero, 4367 Blue Heron Drive

The meeting focused on clarifying the conditions of the building permit for Al Tubero, located at

CEO Radesi discussed the need to clarify the area variance in the June 9, 2026 meeting minutes so that the building permit could be issued. The purpose of this meeting was to clarify the June 9, 2026 minutes and accurately reflect the Board's intentions regarding the variance.

June 9, 2026 minutes stated:

Member Kearney made a motion to grant Al Tubero at 4367 Blue Heron Drive, Geneseo, an area variance for a concrete slab with a 5" minimum grate and stone before the breakwall to filter water, protect the lake, and be the width of his property. Member Meisel seconded the motion. The motion passed, with ayes in favor: Chair Maxwell and Members Meisel, DaBramo, Kearney, and Millard.

Amendment:

On September 8, 2026, the variance was amended to specify a minimum 5-inch gap, with an optional grate, before the existing breakwall, subject to approval by the Code Enforcement Officer.

Based on photographs and observations from the site visit, the Board raised concerns regarding the two pipes located within the existing breakwall that discharge directly into the lake. The Board discussed the need for appropriate water filtration and emphasized the importance of

complying with county recommendations to protect the lake. Accordingly, the Board expressed its desire to have the two pipes removed from the breakwall.

Review of June 9, 2026 Zoning Board of Appeals Meeting Minutes

Chair Maxwell requested approval of the June 9, 2026, meeting minutes.

Member DaBramo moved to approve the minutes as amended, and Member Millard seconded the motion. With no further additions, corrections, or discussion, the motion passed with the following ayes: Chair Maxwell and Members Kearney, DaBramo, Meisel, and Millard.

Opposed: None
Abstained: None

Motion Carried

Adjournment

With no other business, Meisel moved to adjourn at 8:22 pm, and Member Kearney seconded the motion. Ayes in favor: Chair Maxwell and Members Kearney, DaBramo, Meisel, and Millard.

Opposed: None
Abstained: None

Motion Carried

Submitted by,

Debbie Streeter, Code Clerk/Secretary
ds enclosures Tubero Photos