**Planning Board Meeting** of the Town of LeRoy held on Tuesday, August 20, 2024, at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

**Members Present:** John Mangefrida-Chairman

Joan Tresco

Chuck Dusen

Dave Pullyblank

Tom Frew

Dave Mackenzie

Pat Major

**Recording Secretary:** Mary Margaret Ripley

**Others Present:** Mike Risewick and Jeff Steinbrenner– Code Enforcement,

Bob Balbick, Kyle Palmer, Brad Lamie, Ron Coniber

The meeting was called to order by Chairman Mangefrida at 7:00 PM.

Meeting minutes from July 2024, were reviewed. A **MOTION** was made by Tom Frew to approve the minutes. Motion seconded by Chuck Dusen. All were in favor. Motion carried.

**New Business**

1. **Herbert E. and Donna G. Pfaff Trust UA – 6987 East Bethany LeRoy Road – Land Separation**

Landowner would like to square off the back part of property. .019 acre will be separated from 29.-1-98.113 and merged with 29.-1-97.1. With no questions or concerns from the Board;

A **MOTION** was made by Joan Tresco to approve proposed land separation as presented. Motion seconded by Tom Frew. All were in favor. Motion carried.

1. **Lathan Tree Service/Andrew Lathan – 55 North Street – Special Use Permit.**

Business owner requesting Special Use Permit to construct accessory building without primary building. Local Law 2023-1 passed to allow in Village Code 215-32. With no concerns expressed by the Board:

A **MOTION** was made by Pat Major to recommend Special Use Permit to the Village Board as presented. Motion seconded by Joan Tresco. All were in favor. Motion carried.

1. **LeRoy Express, LLC – 100 West Main Street** –

Business Owner would like to add bottle and can redemption service to existing gas station/laundromat. Property is zoned C-1 and this addition of services would be allowed. Redemption would take up approximately 1200 sq ft. With no questions or concerns from the Board;

A **MOTION** was made by Chuck Dusen to approve additional proposed use as presented. Motion seconded by Tom Frew. All were in favor. Motion carried.

1. Ron Coniber – 8494 Keeney Road – Land Separation

Owner would like to separate property into three parcels, Parcel #1 will include original house and have 183’ of road frontage and will contain 0.858 acre, Parcel #2 will include 157.6’ of road frontage and will contain 33.382 acres, and Parcel #3 will have 300’ of road frontage and will contain 4.303 acres. After discussion on the exact footprint of each parcel and no other questions asked by the Board;

A **MOTION** was made by Dave Pullyblank to approve proposed land separation as presented. Motion seconded by Joan Tresco. All were in favor. Motion carried.

With no further business to come before the board, on **MOTION** by Chuck Dusen and seconded by Joan Tresco and passed unanimously, the meeting was adjourned at 7:19 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary