**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

 Chuck Dusen

 Dave Pullyblank

 Dave Mackenzie

Pat Major

**Members Absent:** Tom Frew, Joan Tresco

**Recording Secretary:** Mary Margaret Ripley

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

Jason Northrup

The meeting was called to order by Dave Mackenzie at 7:04 PM.

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

**New Business**

1. **Jason Northrup – 70 North Street – Variance request**

Homeowner would like to build a garage/pole barn for storage of cars and belongings. Village zoning for an R-2 zone requires a 10’ side setback, a 6’ variance is requested. After much discussion on the setbacks and what sized variance was needed, it was determined that homeowner had used his fence line instead of his boundary line as the basis for his variance request. After this revelation the Board recommended proposed building be no closer than 6’ from property line, which would require a 4’ variance ft variance. There have been no phone calls or concerns about the project from neighbors. With no other questions or concerns from the Board;

A **MOTION** was made by Pat Major to recommend variance to the Village Zoning Board of Appeals as presented with the Board’s recommendation of no closer than 6’ from property line . Motion seconded by Dave Pullyblank. All were in favor. Motion carried.

1. **Russell Western – 7393 Selden Road- Land Separation**

Landowner would like to separate .19 acre of his property at Tax Map No 17.-1-55.12 be merged with

17.-1-55.2. With no concerns expressed by the Board;

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

1. **Dennis and Patricia Page – 8439 Gully Road – Land Separation.**

Landowner requesting land separation of .284 acre of his property at Tax Map No. 21.-1-7.11 be merged with 21.-1-7.2. With no concerns expressed by the Board:

A **MOTION** was made by Dave Mackenzie to approve proposed land separation as presented. Motion seconded by Chuck Dusen. All were in favor. Motion carried.

With no further business to come before the board, on **MOTION** by Dave Mackenzie and seconded by Dave Pullyblank and passed unanimously, the meeting was adjourned at 7:33 PM.

 Respectfully Submitted, Mary Margaret Ripley, Recording Secretary