**Planning Board Meeting** of the Town of LeRoy held on Tuesday, October 15, 2024, at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

**Members Present:** Chuck Dusen

 Dave Pullyblank

 Dave Mackenzie

Pat Major

Tom Frew

Joan Tresco

**Members Absent:** John Mangefrida-Chairman

**Recording Secretary:** Mary Margaret Ripley

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

The meeting was called to order by Dave Mackenzie at 7:00 PM.

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

**New Business**

1. **Donald Hall – 7186 West Main Road – Variance request -**

Homeowner would like to build an addition to the home to accommodate son with medical issues. Town zoning in a C-2 zone requires a 35’ minimum rear setback and 12’ side setback. The proposed addition would require a 5’ rear variance and 8’5” side variance. Genesee County Planning Board referral report states the proposed addition and associated variances should pose no significant county-wide or inter-community impact.

There have been no phone calls or concerns about the addition from neighbors. With no other questions or concerns from the Board;

A **MOTION** was made by Chuck Dusen to recommend variance to the Town Zoning Board of Appeals as presented. Motion seconded by Tom Frew. All were in favor. Motion carried.

 **Donald Hall – 7186 West Main Road – Special Use Permit -**

Homeowner would like to build an addition to their home to accommodate son with medical issues. Currently footprint of home covers 40% of lot which is the max lot coverage allowed in a C-2 zone. The proposed addition would require 6% increase in lot coverage. Residential uses in a C-2 zone are preexisting, non-conforming uses and can only be enlarged with a special use permit granted by the Town Board.

Genesee County Planning Board referral report states the proposed addition and associated variances should pose no significant county-wide or inter-community impact.

There have been no phone calls or concerns about the addition from neighbors. With no other questions or concerns from the Board;

A **MOTION** was made by Chuck Dusen to recommend approval of Special Use Permit to the Town Board as presented. Motion seconded by Joan Tresco. All were in favor. Motion carried.

1. **Gary and Dawn Wahl – 63 Church Street – Area Variance -**

Owner would like to build a 20 x 30 garage on left side of house for stowing mower, snowblower and other assorted lawn and garden tools. Driveway would align with garage.

Village Zoning for a single-family home in an R-3 zone requires 10’ minimum side setback. The proposed addition would require a 5’ side variance.

No neighbor opposition noted. With no questions or concerns expressed by the board:

A **MOTION** was made by Dave Pullyblank to recommend proposed variance request to the Village ZBA as presented. Motion seconded by Tom Frew. All were in favor. Motion carried.

1. **M-B Farms, Inc – 8039 East Main Road - Land Separation -**

Landowner would like to separate house and barn from farmland. Current parcel No. 26.-1-64.111 contains 21.86 acres. Proposed separated parcel would contain 2.76 acres. Remaining farmland would have road frontage on Circular Hill Road to prevent a landlocked parcel. With no concerns expressed by the Board;

A **MOTION** was made by Tom Frew 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 Joan Tresco and seconded by Tom Frew and passed unanimously, the meeting was adjourned at 7:23 PM.

 Respectfully Submitted, Mary Margaret Ripley, Recording Secretary