**Planning Board Meeting** of the Town of LeRoy held on Tuesday, April 15, 2025, at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

**Members Present:** John Mangefrida-Chairman

 Dave Pullyblank

 Dave Mackenzie

Chuck Dusen

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

**Recording Secretary:** Mary Margaret Ripley

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

Tracy and Gary Merritt and Ron Coniber, Jr.

The meeting was called to order by John Mangefrida at 7:02 PM.

Meeting minutes from March 2025, were reviewed. A **MOTION** was made by Dave Pullyblank to approve the minutes. Motion seconded by Dave Mackenzie. All were in favor. Motion carried.

**New Business**

1. Gary and Tracy Merritt – 9570 Bernd Road – Area Variance

Homeowners requesting an area variance for a 10’x20’ shed. Town Zoning for an R&A zone requires a 75’ minimum front set-back. The proposed location for shed would be 56’ from the lot line requiring a 19’ variance. Homeowner has existing variances for house, garage and a shed. With no questions or concerns from the Board;

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

1. **Caccamise – 8540 Keeney Road – Land Separation**

Ron Coniber, Jr., proposed a land separation of 22.946 acres from Jason S. Caccamise’s parcel No. 22.-1-62.1. Original parcel containing 24.69 acres. With no questions or concerns from the Board;

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

With no further business to come before the board, on **MOTION** by Dave Pullyblank and seconded by Chuck Dusen and passed unanimously, the meeting was adjourned at 7:40 PM.

 Respectfully Submitted, Mary Margaret Ripley, Recording Secretary