**Planning Board Meeting** of the Town of LeRoy held on Tuesday, June 17, 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 Mackenzie

Chuck Dusen

Tom Frew

Joan Tresco

Dave Pullyblank

**Members Absent**: Pat Major

**Recording Secretary:** Mary Margaret Ripley

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

Jim Kwiatkowski

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

Meeting minutes from May 2025, were reviewed. A **MOTION** was made by Joan Tresco to approve the minutes. Motion seconded by Tom Frew. All were in favor. Motion carried.

**New Business**

1. **Robert Bopp – 8582 Oatka Trail – Special Use Permit**

Landowner requesting a Special Use Permit to construct a 20’x30’ pole barn (accessory Building) without a principal use on his vacant 7.5 acre lot on Oatka Trail. Application for Special Use was first referred to the Genesee County Planning Board where they approved said application with the following modifications: ***The required modification is that the applicant obtain a driveway permit from the Genesee County Department of Public Works. With this required modification, the proposed barn should pose no significant county-wide or inter-community impact.”***

After clarification of intent by landowner and with no other questions or concerns from the Board;

A **MOTION** was made by Joan Tresco to recommend Special Use application to the Town Board for approval with recommended modification by Genesee County. Motion seconded by Chuck Dusen. All were in favor. Motion carried.

1. **Laura and Jeff Premo – 10 Lincoln Avenue – Area Variance**

Homeowner requesting an area variance to construct a deck 3’ from their side property line. Village zoning for a single-family home in a R-2 zone requires 10’ side setback. Proposed deck location would require a 7’ side variance. There have been no phone calls or complaints regarding the request. With no other questions or concerns from the Board;

A **MOTION** was made by Tom Frew to recommend area variance request as presented to the Village Zoning Board of Appeals for approval. Motion seconded by Dave Pullyblank. Motion passed with voting as follows: Dave Mackenzie, Chuck Dusen, Tom Frew, Joan Tresco, Dave Pullyblank aye, John Mangefrida abstain.

1. **Pam Callan – 22 Craigie Street – Area Variance**

Homeowner requesting an area variance to install a hot tub 6’ from their side property line. Village zoning for a single-family home in a R-2 zone requires 10’ side setback. Proposed hot tub location would require a 4’ side variance. There have been no phone calls or complaints regarding the request. With no other questions or concerns from the Board;

A **MOTION** was made by Chuck Dusen to recommend area variance request as presented to the Village Zoning Board of Appeals for approval. Motion seconded by Dave Pullyblank. All were in favor. Motion carried.

1. **Garry Wilson – 9420 Warsaw Road – Land Separation**

Landowner requesting a land separation of .246 acres from his 30.50 acre parcel of land on Warsaw Road. Separated parcel will be merged with lands owned by John Gillard. With no questions or concerns from the Board;

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

With no further business to come before the board, on **MOTION** by Joan Tresco and seconded by Chuck Dusen and passed unanimously, the meeting was adjourned at 7:17 PM.

 Respectfully Submitted, Mary Margaret Ripley, Recording Secretary