

Planning Board Meeting of the Town of LeRoy held on Tuesday, March 17, 2026 at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

Members Present:

Dave Mackenzie
Pat Major
Dave Pullyblank
Dan Vanderhoof
Barb Loftus
Mollie Mart

Members Absent:

Chuck Dusen, Joan Tresco John Mangefrida-Chairman

Recording Secretary:

Mary Margaret Ripley

Others Present:

Mike Risewick, Jeff Steinbrenner, Andy Wilcox-Code Enforcement
Tracy and Jim Barsaloux

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

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

New Business

1. Tracy and Jim Barsaloux – 8041 East Main Road- Area Variance

Request is for an area variance to add a 13' front porch to Tracy B's farm market. Currently the farm market has 40' of front yard. The porch addition would reduce the front yard to 27' which would require a 73' variance. Discussion touched on whether this would decrease parking in front or affect handicap parking asked by Loftus, concern with making the non-conforming property more non-conforming by Mackenzie, and taking steps to make sure compliance with DEC regarding positioning with Mud Creek and DOT driveway requirements asked by Pullyblank.

Barsaloux said he would make sure all requirements are met with DEC and DOT before starting. He is looking to develop the market as a primary destination spot which he said would fit within the Town's Comprehensive Plan. No phone calls or other inquiries from neighbors who were sent notification regarding submitted variance request have been received by the Code office.

Genesee County Planning Board's approval sited the following modification: ***"The required modification is that any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With this required modification and given that the use is considered an agricultural practice by the NYS Dept. of Agriculture and Markets and is enrolled in a NYS certified Agricultural District, the proposed addition should pose no significant county-wide or inter-community impact."*** With no other further discussion from the Board;

A **MOTION** was made by Pat Major to recommend variance to the Town Zoning Board of Appeals as presented with the stipulation that DEC and DOT be consulted to ensure that any required setback from Mud Creek and driveway requirements are met respectively. Motion seconded by Barb Loftus. Motion passed with voting as follows: Aye: Pullyblank, Major, Loftus, Mart, Vanderhoof. Nay: Mackenzie.

2. Tyler Fenstermaker – 19 Platt Avenue – Area Variance

Homeowner would like to add a shed to their property for storage of tools and equipment and possibly a car. The location they would like to put the shed would be 4' from neighbor's property line. Village zoning for an R-2 zone requires a 10' minimum side setback requiring a 6' variance. They would like to keep the shed in line with neighbor's garage. The proposed location would be the best location due to having a low spot in the middle of the back yard. A comment was made by Pullyblank regarding large enough access to the Fire Department in between the shed and neighboring structure was made. Pullyblank would like to see at least 5' between the shed and neighbor's property line. With no other further discussion from the Board;

A **MOTION** was made by Dave Pullyblank to recommend variance as presented to the Village Zoning Board of Appeals with the stipulation that 5' be required from the property line. Motion seconded by Mollie Mart. Motion passed unanimously.

3. Jared Bliss – 8222 Oatka Trail – Special Use Permit

A Special Use Permit is being requested by landowner to construct a pre-engineered metal outbuilding to store tools, equipment and materials onsite as they prepare for construction of their planned house in Spring of 2027. Setbacks, flood zone, electric and structure size were all discussed. With no other further discussion from the Board;

A **MOTION** was made by Dave Pullyblank to recommend Special Use Application to the Town Board for approval as presented. Motion seconded by Pat Major. Motion passed unanimously.

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

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary