

Planning Board Meeting of the Town of LeRoy held on Tuesday, April 21, 2026 at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

Members Present:
Dave Mackenzie
Dave Pullyblank
Andrew Lathan
Barb Loftus
Mollie Mart
Chuck Dusen
Joan Tresco

Members Absent: Pat Major, John Mangefrida-Chairman

Recording Secretary: Mary Margaret Ripley

Others Present: Mike Risewick, Jeff Steinbrenner, Andy Wilcox-Code Enforcement
Dan Vanderhoof and Christopher Locke

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

Meeting minutes from March 2026, were reviewed. Dave Pullyblank stated he abstained for Tracy B's vote and would like the notes to reflect that. A **MOTION** was made by Chuck Dusen to approve the minutes. Motion seconded by Barb Loftus. All were in favor. Motion carried.

New Business

1. Christopher and Rick Locke – 7033-1/2 Quinlan Road – Land Separation

Landowner Rick Locke would like to separate 2.067 acres from 24.-1-16.118 to give to his son Christopher to be merged with Christopher's lot at 24.-1-96.2. Rick Locke's lot size is currently 11.75 acres. With no questions or concerns from the Board;

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

2. Phil Rider – Land Separation Proposal – East Main Road

- a.) Take 100' frontage alongside East Main Road from parcel 27.-1-70.111 and merge to 27.-1-69.
- b.) From 27.-1-69 create a land locked parcel that is north of Mud Creek and south of the back yards of the homes on East Main Road.
- c.) Remove this newly created parcel in step b. from the Ag District.
- d.) When the newly created parcel is out of the Ag District it needs to be merged with parcel 27.-1-3 to have the required road frontage.

With no other further discussion from the Board;

A **MOTION** was made by Dave Pullyblank to approve the concept of the land separation as it was proposed. Motion seconded by Andrew Lathan. All were in favor. Motion carried.

3. Joe Sherman – 59 Wolcott Street – Area Variance

Homeowner would like to replace existing garage and shed that was destroyed by a fallen tree with a brand new 20' x 30' garage. Would build the new garage in the same existing footprint as the current garage and shed. Village zoning for an R2 zone requires a 10' side set-back and a 35' rear setback. The proposed location would be 2' from the side lot line requiring an 8' variance and 25' from the rear lot line requiring a 10' variance. A comment was made by Pullyblank regarding large enough access for the Fire Department in between the garage and neighboring structure in case of a fire, was made. Pullyblank would like to see at least 5' between the garage and neighbor's property line. No neighbor questions or concerns have been received by the code office. With no other further discussion from the Board;

A **MOTION** was made by Chuck Dusen to recommend variance as presented to the Village Zoning Board of Appeals. Motion seconded by Mollie Mart. Motion passed with voting as follows: Aye: Dusen, Loftus, Mart, Lathan, Mackenzie, Tresco. Nay: Pullyblank.

4. William Casey Davis – 8984 Asbury Road – Area Variance

Homeowner would like to install a 14' x 28' shed in his backyard. Town zoning for an R-2 zone requires a rear setback of 35'. The proposed location of the shed would be 18' from the rear lot line requiring a 17' variance. Placement in this proposed area would avoid septic system conflicts and seasonal water issues. No neighbor questions or concerns have been received by the code office. With no other further discussion from the Board;

A **MOTION** was made by Dave Pullyblank to recommend variance to the Town Zoning Board of Appeals for approval as presented. Motion seconded by Mollie Mart. All were in favor. Motion carried.

5. Michelle Green – 86 West Main Street – Area Variance

Homeowner would like to extend her front porch 14' x 8' across the width of her home. Village zoning for a single-family home in an R-2 zone requires 25' front set back. Proposed porch location would require a 13' front variance. New porch would extend no further than existing front porch. Genesee County Planning Board states: *"Given that the porch addition will not encroach any further into the setback than the existing porch, the proposed variance should pose no significant county-wide or inter-community impact."* No neighbor questions or concerns have been received by the code office. With no other further discussion from the Board;

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

6. James F Hand/Shield Properties (Rochester Davis Fetch) – 9 Lent Avenue – Area Variance

Property owner would like to construct two metal buildings on the southwest corner of their property. The buildings would be located 10' from the side lot line and 1' from the rear lot line (railroad property). Village zoning for Industrial Zone requires 20' side setback and 35' rear setback. Proposed location would require a 10' side variance and a 34' rear variance. A question was asked by the board why so close to the back line. Could the buildings be constructed a few more feet back from the rear property line? The space is limited at the back of the property and tractors trailers need enough room to turn around. With no other further discussion from the Board;

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

7. Western New York and Beyond, Inc. – 9380 Warsaw Road – Land Separation

Landowner would like to split 29.-1-73 into 4 lots. Lot #1 would contain 1.409 acres, Lot #2 would contain 1.909 acres, Lot#3 would contain 2.288 acres and the original lot would contain 3.694 acres and retain the house. With no questions or concerns from the Board;

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

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 7:41 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary