

Planning Board Meeting of the Town of LeRoy held on Tuesday, May 19, 2026 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
Dave Pullyblank
Andrew Lathan
Barb Loftus
Chuck Dusen
Joan Tresco

Members Absent: Pat Major, Mollie Mart

Recording Secretary: Mary Margaret Ripley

Others Present: Jeff Steinbrenner, Andy Wilcox-Code Enforcement
Shane and Angeline Snell

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

Meeting minutes from April 2026, were reviewed. A **MOTION** was made by Joan Tresco to approve the minutes. Motion seconded by Andrew Lathan. All were in favor. Motion carried.

New Business

1. Matt Beverly – 8391 West Bergen Road – Area Variance

Homeowner would like to add a 12' x 24' shed to his backyard. Town zoning in an R&A zone requires 12' minimum side setback and a 35' minimum rear setback. The proposed location would be 10' from the side lot line requiring a 2' variance and 15' from the rear lot line requiring a 25' variance. Placement requested avoids pool and septic and leach line interference. No neighbor concerns were received by code enforcement. With no questions or concerns from the Board;

A **MOTION** was made by Joan Tresco to recommend variance request as presented to the Town Zoning Board of Appeals. Motion seconded by Barb Loftus. All were in favor. Motion carried.

2. Snell Auto Sales – 8414 East Main Road – Special Use Permit

Business owners requesting a Special Use Permit to be able to expand the scope of their business to offer motor vehicle repair and service to existing auto sales business.

Th required modifications from the Genesee County Planning Board are as follows: 1) Per Chapter 165-2 of the Town of LeRoy regulations and in order not to be considered an unlicensed junkyard, there shall be no outdoor storage of more than one unlicensed automobile, use appliance or used units of machinery; 2) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard to motorists; 3) any signage complies with the Town's zoning regulations; and 4) the storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With these required modifications, the proposed motor vehicle repair shop should pose no significant county-wide or intercommunity impact.

Business owner stated since COVID they haven't sold a lot of vehicles. In the past they would have only sold 6 or 7 vehicle a year. The previous Special Use permit was discussed. Andrew Latahan questioned the overhead GIS photos of the property. Since those photos have been taken the property has been cleaned up. Dave Mackenzie asked if they understood the parameters of the previous Special Use issued in 2014 and that they had violated that Special Use.

With no other further discussion from the Board;

A **MOTION** was made by Andrew Lathan to deny the newly applied for Special Use Permit without prejudice and refer the matter to the Town Board of the Town of LeRoy to review the previous Special Use permit issued in 2014. Motion seconded by Dave Mackenzie. All were in favor. Motion carried.

3. Andrew Wilcox- Code Enforcement Officer relayed to the board his resignation from his position at the Town effective May 30, 2026. Policies and procedures going forward were discussed.

With no further business to come before the board, on **MOTION** by Joan Tresco and seconded by Dave Pullyblank and passed unanimously, the meeting was adjourned at 8:06 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary