

Zoning Board of Appeals of the Town of LeRoy was held on Tuesday, March 24, 2026, at 7:00 PM in the Conference Room of the Town Hall, 48 Main Street LeRoy, New York.

Members Present: Antonio Madau – Chairman, Eileen Sherman, Anthony Madau,
Bruno DeFazio
Recording Secretary: Mary Margaret Ripley
Others Present: Michael Risewick, Jeff Steinbrenner - Code Enforcement
Tracy and Jim Barsaloux

Chairman Antonio Madau called the meeting to order at 7:00 PM with the Pledge of Allegiance.

A **MOTION** was made to approve the meeting minutes from November 2025 by Tony Madau. Motion seconded by Eileen Sherman. All were in favor. Motion carried.

Eileen Sherman made a MOTION to open the Public Hearing for 8041 East Main Road at 7:02 PM. Motion seconded by Tony Madau. All were in favor.

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

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. Jim Barsaloux stated the business was growing and they wanted to make the farm market and brewery a destination which would bring more revenue to the Town and more people visiting LeRoy. A three-season space was planned which would serve their customers from Spring until October and then they could close it in for more space in winter. They would like to double their income in the next year. Locations of proposed bathrooms was discussed. The Board made suggestions on positioning of additions/bathrooms/driveway/parking lots as well as the proximity of the additions to Mud Creek and Rt 5. The Notice to neighbors was mailed on March 10th and as of this meeting there had been no response, negative or otherwise from neighbors regarding the project.

With no other questions, concerns or public comments, on MOTION by Tony Madau and seconded by Eileen Sherman and passed unanimously, the public hearing was closed at 7:34 PM.

2. Area Variance Findings & Decision – Tracy and Jim Barsaloux – 8041 East Main Road

Area Variance Findings & Decision by the Zoning Board of Appeals:

1. Whether undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties:

Yes	0	No	3
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2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance:

Yes	3	No	0
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3. Whether the requested variance is substantial:

Yes	2	No	1 (Tony)
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4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood:

Yes	0	No	3
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5. Whether the alleged difficulty was self-created:

Yes	3	No	0
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The benefit to the applicant ***does*** outweigh the detriment to the neighborhood or community and therefore the variance is **approved**.

The ZBA further finds that a variance of 73' front set-back from Section 165-16 D (2)(a) of the Zoning Code is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because: it does not pose a detriment to the neighborhood.

Record of vote:	Aye	Nay
Anthony Madau	X	
Eileen Sherman	X	
Antonio Madau	X	

With no further business to come before the Board, on **MOTION** by Tony Madau and seconded by Eileen Sherman and passed unanimously the meeting was adjourned at 7:43 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary