

**Zoning Board of Appeals** of the Town of LeRoy held on Tuesday, April 28, 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 - Code Enforcement  
Casey Davis

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 March 2026 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 8984 Asbury Road at 7:03 PM. Motion seconded by Tony Madau. All were in favor.**

**1. Area Variance: William Casey Davis – 8984 Asbury Road**

Homeowner requesting an area variance to install a 14' x 28' shed. Town zoning for a single-family home in a R2 zone requires 35' rear setback. Proposed shed location would be 18' from rear lot line requiring a 17' rear variance.

Homeowner is requesting this location so as not to interfere with septic and leach lines in the back yard. There have been no phone calls, complaints or other inquiries regarding the request.

With no other questions, concerns or public comment, on MOTION by Tony Madau and seconded by Eileen Sherman and passed unanimously, the public hearing was closed at 7:10 PM.

**Area Variance Findings & Decision – William Casey Davis – 8984 Asbury 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
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance:  
Yes      1 (Eileen)      No      2
3. Whether the requested variance is substantial:  
Yes      2      No      1 (Tony)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood:  
Yes      0      No      3
5. Whether the alleged difficulty was self-created:  
Yes      2      No      1 (Eileen)

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 6' side set-back from Section 165-15E (2) 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.

| <b>Record of vote:</b> | <b>Aye</b> | <b>Nay</b> |
|------------------------|------------|------------|
| Anthony Madau          | X          |            |
| Eileen Sherman         | X          |            |
| Antonio Madau          | X          |            |

With no further business to come before the Board, on **MOTION** by Eileen Sherman and seconded by Tony Madau and passed unanimously the meeting was adjourned at 7:15 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary