

Planning Board Meeting of the Town of LeRoy held on Tuesday, June 16, 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
Mollie Mart

Members Absent: Pat Major

Recording Secretary: Mary Margaret Ripley

Others Present: Jeff Steinbrenner – Code Enforcement, John Shultz, Mary Moulton-Rushok and Thomas Rushok

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

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

New Business

1. Kristin Johnston – 8706 Vallance Road – Land Separation

Landowner would like to separate .069 acres of the property (tax map No. 20.-1-14.2 to merge with 8710 Vallance Road. With no questions or concerns from the Board;

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

2. John Shultz – 8722 West Bergen Road – Area Variance

Homeowner would like to construct a 24' x 24' shed/garage in his side yard. Town zoning for an R&A zone requires a side setback of 12'. The proposed location of the shed would be 5' from the side lot line requiring a 7' variance. The proposed placement of the shed would be in line with existing garage leaving a walkway between the two to the backyard. 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 Town Zoning Board of Appeals for approval as presented. Motion seconded by Chuck Dusen. All were in favor. Motion carried.

3. Mary Moulton-Rushok – 8885 Church Road – Area Variance

Homeowner would like to construct a 20' x 45 residential addition to the front of existing home. Town zoning for a single family home in an R-1 zone requires a 75' front setback, proposed location would be 55' from front lot line requiring a 20' front setback variance. The proposed placement of the addition would avoid the pool, and leech fields which are located in back of home and the uneven yard is also a deterrent from having the addition on the back of the house. 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 Mackenzie to recommend variance to the Town Zoning Board of Appeals for approval as presented. Motion seconded by Andrew Lathan. All were in favor. Motion carried.

4. PCORE Electric, Inc. – 135 Gilbert Street – Area Variances

Business owner would like to construct a 16,000 sq ft building addition to current facility. The PCORE facility rests in both the Village and Town.

- a. The following variance would be required by the *Village of LeRoy*:

Side yard setback – Village Code requires a minimum of 20'. Proposed is 0' requiring a 20' side yard variance.

No one from PCORE was there to represent their plans due to last-minute illnesses in their families. Genesee County Planning Board's statement regarding the variances was as follows: *Given the assurances provided by the LeRoy Fire Department and that the Lapp Insulator facility across the street is also split by the Village boundary the proposed variances should pose no significant county-wide or inter-community impact.* After some questions from the Board to Officer Steinbrenner regarding PCORE's plans and with no other comments or concerns from neighbors;

A **MOTION** was made by Andrew Lathan to recommend the variance request as proposed to the Village Zoning Board of Appeals. Motion seconded by Joan Tresco. All were in favor. Motion carried.

- b. The following variances would be required by the *Town of LeRoy*:
 - Building height** – max allowed by Town Code is 50'. Proposed is 70' requiring a 20' height variance.
 - Side yard setback** – Town Code requires a minimum of 15'. Proposed is 0' requiring a 15' side yard variance.
 - Total Side Yard Setback** – Minimum required by Town Code is 30'. Proposed is 20' requiring a 10' variance.

After some questions from the Board to Officer Steinbrenner regarding the differences between side yard and total side yard setbacks and with no other comments or concerns from neighbors;

A **MOTION** was made by Chuck Dusen to recommend the variance requests as outlined in the variance application to the Town Zoning Board of Appeals. Motion seconded by Dave Mackenzie. All were in favor. Motion carried.

Chairman John Mangefrida signed the Environmental Assessment Form for PCORE Electric Expansion Project.

Proposal outlined to the board regarding changing code to require applicants to be present at Board Meetings was discussed.

With no further business to come before the board, on **MOTION** by Dave Pullyblank and seconded by Dave Mackenzie and passed unanimously, the meeting was adjourned at 8:02 PM.

Respectfully Submitted, Mary Margaret Ripley, Recording Secretary