



# GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-LEROY-4-21**

Review Date **4/8/2021**

Municipality  
Board Name  
Applicant's Name  
Referral Type  
Variance(s)  
Description:

**LEROY, T.**

**ZONING BOARD OF APPEALS**

**Drew Dumbleton**

**Area Variance(s)**

**Area Variance to build a new barn for a single-family home.**

**Rear Yard Setback  
Minimum required: 50 ft.  
Existing home: 44.6 ft.  
Proposed barn: 20 ft.**

Location  
Zoning District

**8386 Lake Street Rd. (NYS Rt. 19), LeRoy**

**Residential-Agricultural (R-A) District**

## PLANNING BOARD DECISION

**APPROVAL**

## EXPLANATION:

**The proposed variance should pose no significant county-wide or inter-community impact.**

Director

April 8, 2021

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:  
GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 815-7901

DEPARTMENT USE ONLY:  
GCDDP Referral # T-02-LEROY-4-21



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

**RECEIVED  
Genesee County  
Dept. of Planning  
3/30/2021**

Required According to:  
**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**

Board(s) LeRoy Zonning Board of Appeals  
Address 48 Main St.  
City, State, Zip LeRoy, New York 14482  
Phone (585) 768 - 6910 Ext. 223

**2. APPLICANT INFORMATION**

Name Drew Dumbleton  
Address 8386 Lake St. Rd  
City, State, Zip LeRoy, New York 14482  
Phone (585) 322 - 6358 Ext. \_\_\_\_\_ Email dmbldndrw@yahoo.com

MUNICIPALITY:  City  Town  Village of LeRoy

**3. TYPE OF REFERRAL:** (Check all applicable items)

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change         | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance             | <input type="checkbox"/> Zoning Text Amendments    | <input type="checkbox"/> Preliminary          |
| <input type="checkbox"/> Special Use Permit       | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final                |
| <input type="checkbox"/> Site Plan Review         | <input type="checkbox"/> Other: _____              |   |

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**

A. Full Address 8386 Lake St. Rd LeRoy, New York 14482  
B. Nearest intersecting road Randall Rd / North St. Rd intersection  
C. Tax Map Parcel Number SBL: 22.-1-45  
D. Total area of the property 48325 SqFt Area of property to be disturbed 1728 SqFt  
E. Present zoning district(s) R & A

**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?  
 NO  YES If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law  
165-15

C. Please describe the nature of this request Owner would like to construct a 36x48 pole barn on property, the proposed location would be 20' from rear property line, R&A zoning district requires a 50' rear setback, request is for a 30' area variance to rear setback.

**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments          | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan                    | <input checked="" type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos                 |
| <input type="checkbox"/> Subdivision plot plans       | <input type="checkbox"/> Elevation drawings                  | <input type="checkbox"/> Other: _____                      |
| <input type="checkbox"/> SEQR forms                   | <input type="checkbox"/> Agricultural data statement         |  |

**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)

Name Michael Risewick Title CEO Phone (585) 768 - 6910 Ext. 223  
Address, City, State, Zip 48 Main St LeRoy, NY 14482 Email mrisewick.code@leroyny.org

Dmb1tn d w @ yahoo. Com

# Application for a Variance

## Le Roy Zoning Board of Appeals

Tax Map # 183689 22.1-45 Application Date: 3/29/21

Permit # <sup>10</sup> ~~10~~ - 2021

Applicant if not property owner: \_\_\_\_\_

Date Received: \_\_\_\_\_

Property owner: Drew Dumbleton

Address of variance: 8386 Lake Street Rd

Date Advertised: \_\_\_\_\_

Phone Number(s): (585) 322-6358

Variance Request, circle: AREA USE

Zone of property: R3A

### Reason for variance request:

I would like to build a pole barn at approximately the same depth on my property as my house, doing so puts my proposed barn closer to my rear property line than set forth by the existing setback requirements. also New York State owns a sizeable ~~lot~~ piece of property for R.O.W. Purposes at the front of the property, if the state ever decided to expand within this R.O.W. it would be a safety concern as the barn would be that much closer to the road, needing to back my camper or boat in off of the busy road due to lack of space.

Documents needed: Six copies of the Survey and a picture of the buildings.

Any additional information attached to this application. Need 30' Area Variance

Applicants signature: [Signature]

Date: 3/29/21

Code Enforcement Officer Signature: [Signature]

Date: 3/30/21

Amount received: \$ 100<sup>00</sup> Check #: 214

Date: 3/30/21

Town Clerk signature: [Signature]

- = IRON PIN TO BE SET
- = MONUMENT FOUND
- ⊙ = IRON PIN/PIPE FOUND
- ⊕ = UTILITY POLE
- D&M = DEED & MEASURED
- M&M = MAP & MEASURED

NYS WEST ZONE (NAD 83) GRID BEARINGS  
BASED ON GPS OBSERVATIONS

N/F  
THOMAS W. MC GINNIS  
L.451 D.1007  
S.B.L. #22.-1-44.11

N/F  
RONALD R. CONIBER REPAIRS, LLC  
L.887 D.427  
S.B.L. #22.-1-46

FORMERLY  
FRED CONLON

PARCEL SURVEYED  
= 1.030 ACRES  
S.B.L. #22.-1-45

N/F  
KRISTI LYNN TIBERIO  
L.648 D.314  
S.B.L. #22.-1-44.2

**MAP OF A SURVEY**  
OF LAND BELONGING TO  
**ROBERT & JEAN J. BYERS**  
BEING PART OF LOT 9, SECTION 3, TOWN 1 OF THE TRIANGLE TRACT  
SITUATE IN THE  
**TOWN OF LEROY**  
**GENESEE COUNTY, NEW YORK**  
MARCH 20, 2020

**LAKE N.Y.S. ROUTE 19 ROAD**  
(WIDTH VARIES)  
LEROY-BROCKPORT, PART 1, S.H. 1725

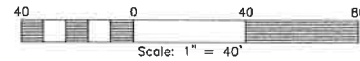
- ~ REFERENCES ~
- 1) DEED TO ROBERT BYERS & JEAN J. BYERS L.336 D.454
  - 2) CORNER STONE ABSTRACT, LLC ABSTRACT No. 3831 DATED FEBRUARY 20, 2020
  - 3) APPROPRIATION MAP No. 30 PARCEL No. 42 LEROY-BROCKPORT, PART 1, S.H. 1725 APPROPRIATION DATED JULY 16, 1963 L.364 D.268

I HEREBY CERTIFY TO:  
1) Shapiro DiCaro & Barak, LLC  
2) Five Star Bank, NA  
3) Drew L. Dumbleton  
4) First American Title Insurance Company  
5) Whiting Law Firm  
THAT THIS MAP WAS MADE MARCH 20, 2020 FROM  
NOTES OF A SURVEY COMPLETED MARCH 19, 2020.



KEVIN M. O'DONOGHUE, L.S. No. 49514

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



WELCH & O'DONOGHUE  
LAND SURVEYORS, P.C.  
P.O. BOX 669  
8713 ROUTE 237  
STAFFORD, NEW YORK 14143

PH. (585) 343-5334  
FAX 343-5810

wosurvey@rochesjgr.com

**JOB No. G20-4710S**

# 8386 Lake street rd



04/27/2018