



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-06-LEROY-9-21**
Review Date **9/9/2021**

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

LEROY, T.
ZONING BOARD OF APPEALS
David Ellender
Area Variance(s)
Area Variance to build a new attached 783 sq. ft. (27 x 29 ft.) pole barn addition to a single-family home.
Front Yard Setback Minimum required: 40 ft. Proposed: 33 ft.
Rear Yard Setback Minimum required: 80 ft. Proposed: 56 ft.
7863 Griswold Cir., LeRoy
Interchange (INT) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Director

September 9, 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:
GCDP Referral # **T-06-LEROY-9-21**



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
8/31/2021**

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

2. APPLICANT INFORMATION

Name David Ellender
Address 7863 Griswold Circle
City, State, Zip LeRoy, New York 14482
Phone (585) 705-1416 Ext. _____ Email dapeg@frontiernet.net

MUNICIPALITY: City Town Village of LeRoy, New York

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 7863 Griswold Circle
B. Nearest intersecting road Griswold Road
C. Tax Map Parcel Number SBL 18.-1-26
D. Total area of the property 1.497 Acres Area of property to be disturbed 783 sq ft
E. Present zoning district(s) Interchange Zone (INT)

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
165-20.2 G (5)

C. Please describe the nature of this request Owner would like to construct a 27x 29 pole barn on property, the proposed location would be 33' from front property and 56' from rear line, INT zoning district requires a 40' front setback, & an 80' rear set back. Request is for a 7' front setback Variance and a 24' rear setback variance.

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 type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Survey</u> |
| <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

APPLICATION
to the
LEROY ZONING BOARD OF APPEALS

PERMIT# 53-2021

Applicant: David Ellender

Location: 7863 Griswold Circle

Phone # _____

Tax Map # SBL 18.-1-26

Subject: AREA USE _____ VARIANCE _____

Fee: _____ \$100.00

Date Received:	<u>8/31/21</u>
Date Advertised:	_____
Date of Hearing:	_____
Decision:	_____

Application for permission to use property located in a _____ District for use
as _____ property.

Reasons for proposed change of present status:

- 1] would like to build a 27x29 pole barn. Will need a variance for front and rear setbacks for Interchange Zone per town
- Code 165-20.2 G(5)
- 3] _____

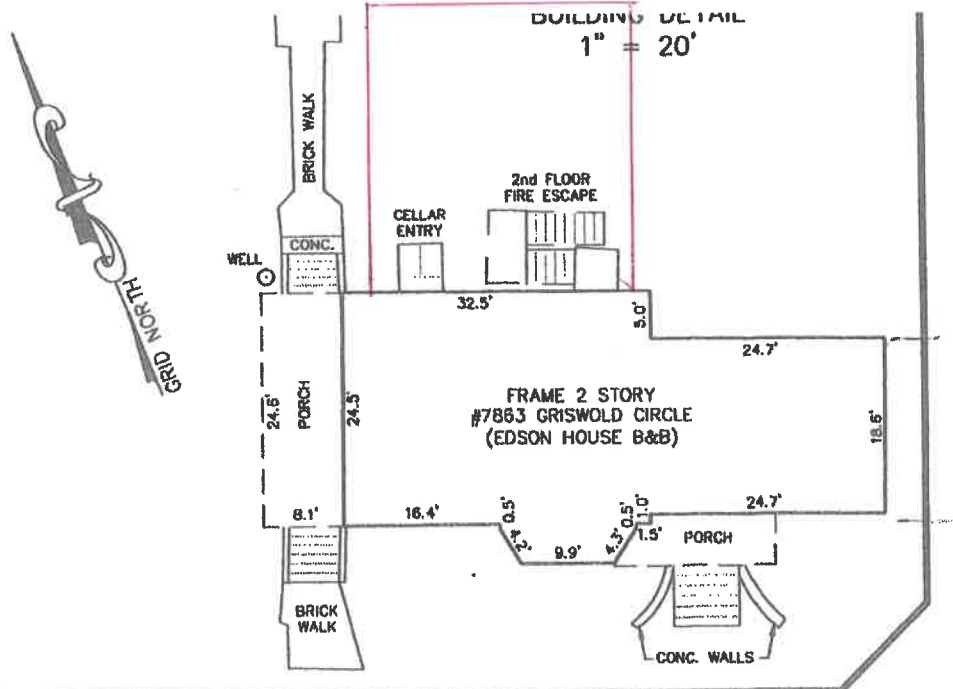
If additional information is necessary, use reverse side and so indicate. _____

Applicant's Signature David Ellender Date: _____

Code Enforcement/Zoning Officer: Michael R. Rice

Amount Received: 100.00 Ck.# Cash Date: 8/31/21

By: Mary M. Repley Town Clerk



**FORMER N.Y.S. ROUTE 19
GRISWOLD CIRCLE**
(WIDTH VARIES)
= 540.00'
76.93' M&M

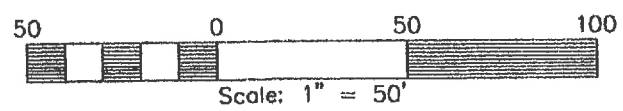
PARCEL SURVEYED
= 1.497 ACRES
S.B.L. #18.-1-28
SEE ACCESS EASEMENT TO

N.Y.S. ROUTE
(WIDTH VARIES)
614.88'

- = IRON PIN/PIPE FOUND
- = UTILITY POLE
- D&M = DEED & MEASURED
- M&M = MAP & MEASURED

- ~ REFERENCES ~
- 1) DEED TO MARK D. & SARAH L. TOMASZEWSKI L.874 D.62
 - 2) STEWART TITLE INSURANCE COMPANY ABSTRACT No. 68075 DATED DECEMBER 1, 2017
 - 3) MAP BY LANCE W. COWIE, L.S. DATED JUNE 19, 1984 DRAWING No. 84-61.01

MAP OF A SURVEY
OF LAND BELONGING TO
MARK D. & SARAH L. TOMASZEWSKI
BEING PART OF LOT 8, SECTION 4, TOWNSHIP 1 OF THE TRIANGLE TRACT
SITUATE IN THE
TOWN OF LEROY
GENESEE COUNTY, NEW YORK
JANUARY 9, 2018



STATE OF NEW YORK
L.290 D.524

I HEREBY CERTIFY TO:
1) The Bank of Castile
2) No Better Bed and Breakfast, LLC
3) Whitina Law Firm

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

looking South



Proposed Location