



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-05-LEROY-3-21**  
Review Date **3/11/2021**

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

<b>LEROY, V.</b>
<b>ZONING BOARD OF APPEALS</b>
<b>Jason Beaumont</b>
<b>Area Variance(s)</b>
<b>Area Variance to build an in-ground pool for a single-family home.</b>  <b>Side Yard Setback</b> <b>Minimum required: 12 ft.</b> <b>Existing home: 0.4 ft.</b> <b>Proposed pool: 6.5 ft.</b>
<b>67 E. Main St. (NYS Rt. 5), LeRoy</b>
<b>Residential (R-1) District</b>

### PLANNING BOARD DECISION

**APPROVAL**

### EXPLANATION:

Given the existing home setbacks, the proposed variance should pose no significant county-wide or inter-community impact.

Director

March 11, 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 # V-05-LEROY-3-21

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

**RECEIVED  
Genesee County  
Dept. of Planning  
2/25/2021**

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 3 West Main street  
City, State, Zip LeRoy, New York 14482  
Phone (585) 768-6910 Ext. 223

**2. APPLICANT INFORMATION**

Name Jason Beaumont  
Address 67 East Main Street  
City, State, Zip LeRoy, New York 14482  
Phone (585) 820-7818 Ext. \_\_\_\_\_ Email \_\_\_\_\_

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         | 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 67 East Main Street, LeRoy, New York 14482  
B. Nearest intersecting road Lathrope Ave.  
C. Tax Map Parcel Number SBL8.-1-76  
D. Total area of the property .53 Acres Area of property to be disturbed 420 sqft  
E. Present zoning district(s) R-1

**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  
Village of LeRoy Schedule "A", R-1, Single Family, Min. Side set back 12'

C. Please describe the nature of this request Would like to install a 14' x 30' inground pool, The proposed Pool would be 6'6" from West property line. Request is for a 5'6' side 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 checked="" type="checkbox"/> Site plan         | <input type="checkbox"/> Location map or tax maps      | <input type="checkbox"/> Photos                            |
| <input type="checkbox"/> Subdivision plot plans       | <input checked="" 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@leroy.ny.gov

# Application for a Variance

## Le Roy Zoning Board of Appeals

Tax Map # 8-1-76

Application Date: \_\_\_\_\_

Permit # 9-2021

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

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

Property owner: Jason & Nicole Beaumont

Address of variance: 67 East Main St.

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

Le Roy, NY 14482

Phone Number(s): 585-820-7818

Variance Request, circle: AREA USE

Zone of property: R1

Reason for variance request:

- Inground Pool 6.5' from property fence and 21' distance to barn to create lane way so a vehicle can drive into back yard if needed.
- Pool lines up with new and existing patio on property.
- Location of Pool is same general area of prior inground pool from the past.

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

Any additional information attached to this application.

Applicants signature: \_\_\_\_\_

Date: 2-22-21

Code Enforcement Officer Signature: Michael R. Kneuch

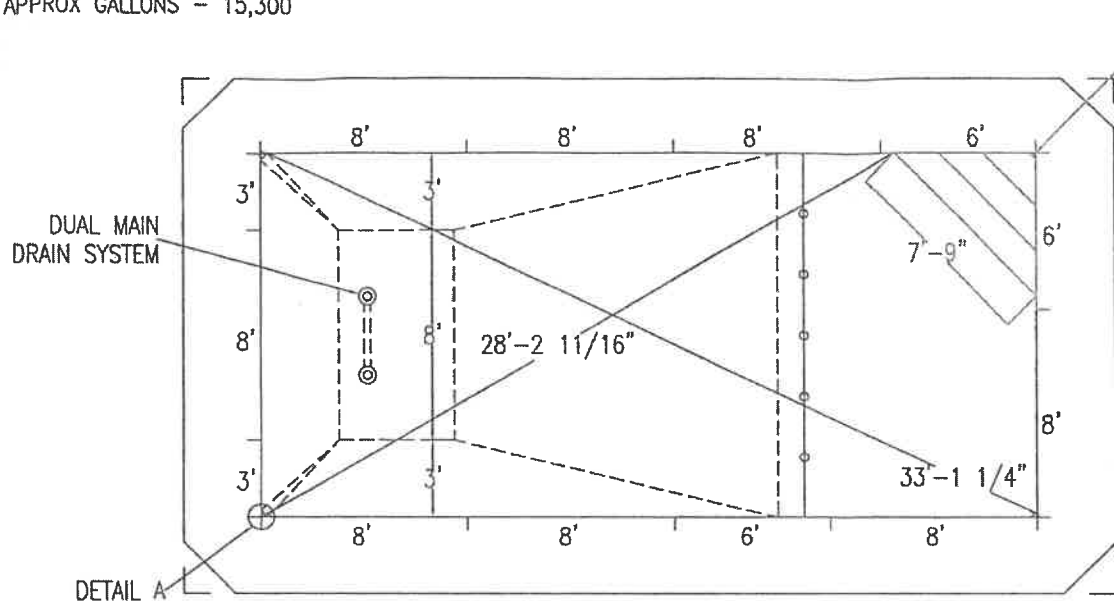
Date: 2-25-21

Amount received: \$100<sup>00</sup> Check #: 3225

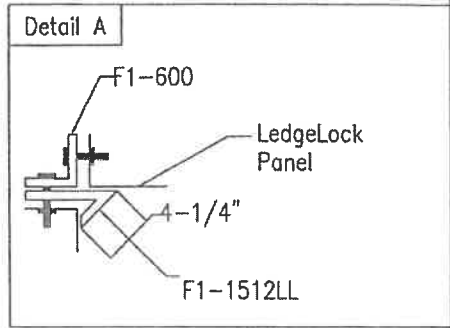
Date: 2-25-21

Town Clerk signature: \_\_\_\_\_

TRUE PERIMETER - 87'-5"  
 SQFT SWIM AREA - 420  
 APPROX GALLONS - 15,300

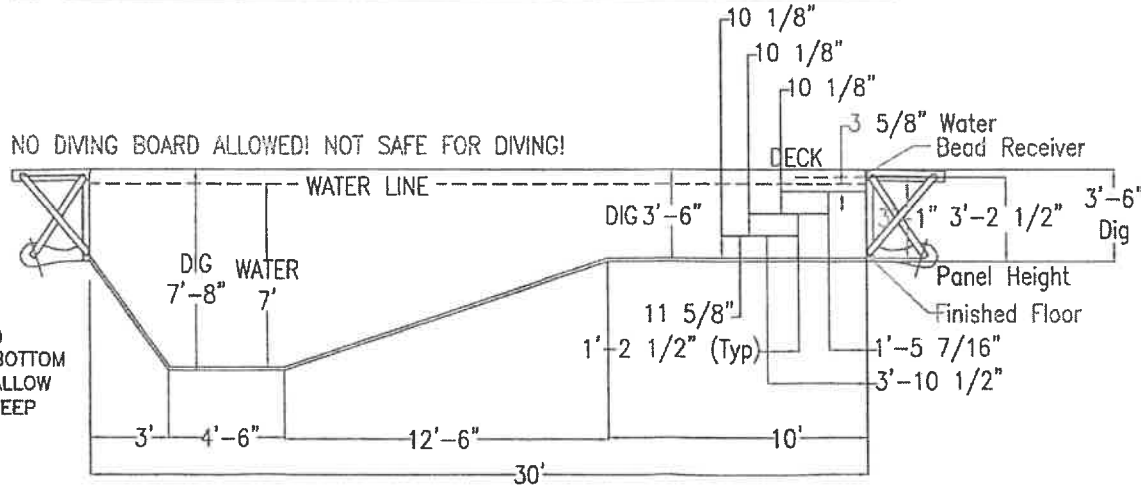


F1-2006CNL  
 SOLID STEEL CORNER STAIR  
 MAKE WITH LINER TRACK



90° Corners will use:

- (3) F1-1512LL = Inside Corner Filler, Coated, 4-1/4"
- (3) F1-600 = Outside Corner Angle, Coated, 3"x3"x90°



NO DIVING BOARD ALLOWED! NOT SAFE FOR DIVING!

BEAD TO FINISH BOTTOM  
 37" SHALLOW  
 7'-3" DEEP

DRAWING MUST BE APPROVED AND SIGNED BEFORE ORDER WILL BE PLACED FOR ALL SPECIAL ORDERS.

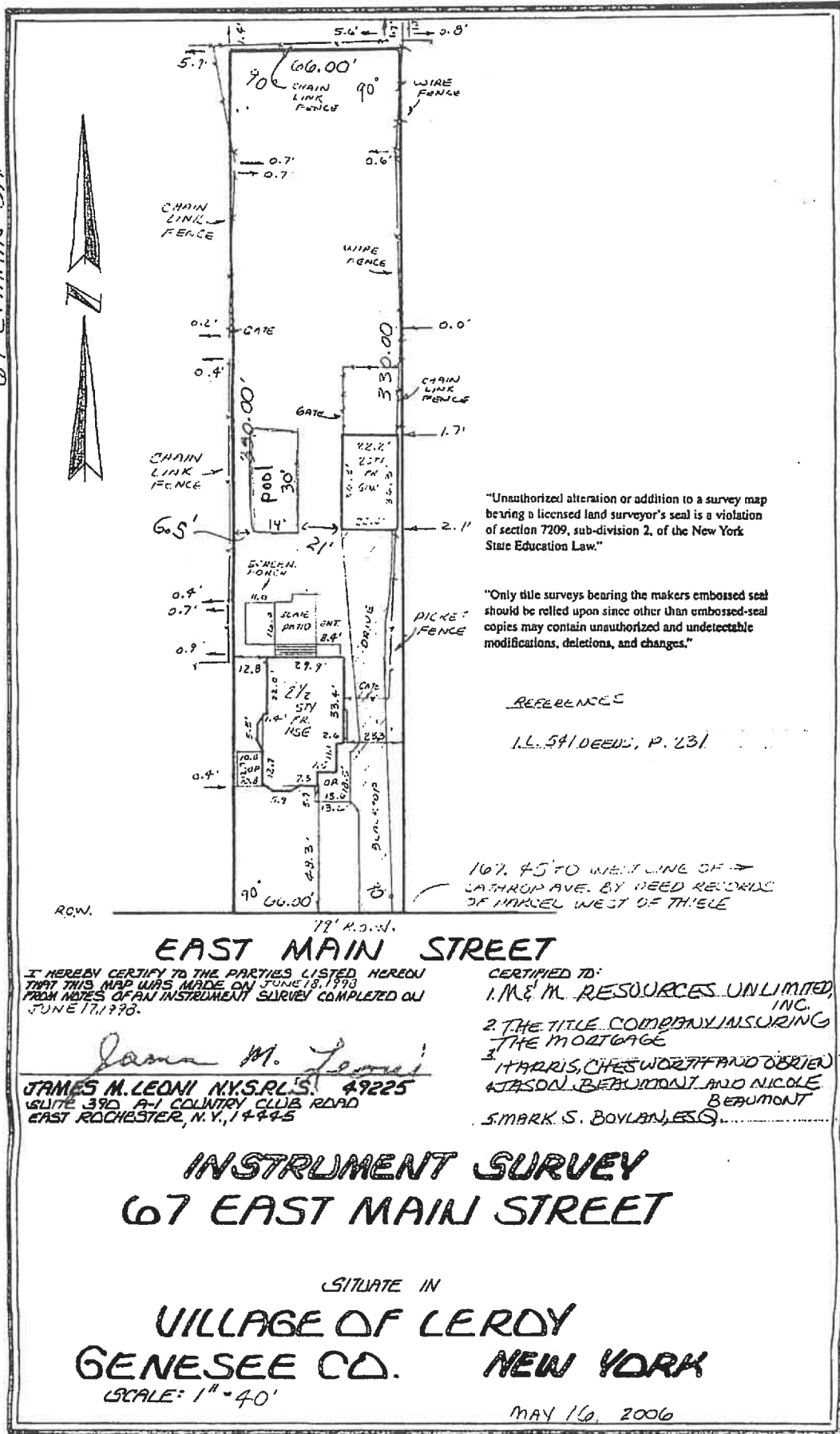
DEALER \_\_\_\_\_  
 LINER CHOICE \_\_\_\_\_  
 DATE 2/10/20  
 CUSTOMER *Andy Beaman*

NOTES:

1. X-BRACES ON MAXIMUM 4'-0" SPACING
2. SAFETY LINE MUST BE 12" IN FRONT OF BREAK IF SLOPE IS LESS THAN 7' TO 1' PITCH
3. DUAL MAIN DRAIN SYSTEM SHOULD BE INSTALLED IN ACCORDANCE TO FOX POOLS RECOMMENDATION.
4. NO DIVING BOARD ALLOWED! NOT SAFE FOR DIVING
5. INSTALLATION TO BE IN ACCORDANCE WITH FOX POOL RECOMMENDATIONS

© ALL RIGHTS RESERVED

FOX POOL	
TITLE 1430 RECTANGLE RT	
DATE 02/8/21	TYPE 0
DWG. NO. 09-30223	SCALE NONE
DRW. BY. S.SHOCKNEY	



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, and changes."

REFERENCE

L.L. 54/DEEDS, P. 231

107.45' TO WEST LINE OF CATHROP AVE. BY DEED RECORDS OF PARCEL WEST OF THESE

**EAST MAIN STREET**

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS MADE ON JUNE 18, 1998 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JUNE 17, 1998.

*James M. Leoni*

**JAMES M. LEONI N.Y.S.R.L.S. 49225**  
SUITE 390 A-1 COUNTRY CLUB ROAD  
EAST ROCHESTER, N.Y., 14445

- CERTIFIED TO:
1. M&M RESOURCES UNLIMITED, INC.
  2. THE TITLE COMPANY INSURING THE MORTGAGE
  3. HARRIS, CHESWORTH AND OBIER
  4. JASON BEAUMONT AND NICOLE BEAUMONT
  5. MARK S. BOYLAN, ESQ.

**INSTRUMENT SURVEY  
67 EAST MAIN STREET**

SITUATE IN  
**VILLAGE OF LEROY  
GENESEE CO. NEW YORK**

SCALE: 1" = 40'

MAY 16, 2006

# V-05-LEROY-3-21

