



## GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-LEROY-2-15**

Review Date **2/12/2015**

Municipality  
Board Name  
Applicant's Name

**LEROY, T.**  
**ZONING BOARD OF APPEALS**  
**Ryan Muchlig**

Referral Type  
Variance(s)  
Description:

**Area Variance(s)**  
**Area Variance to replace an attached garage with a master bedroom for an existing single-family home.**  
**Rear Yard Setback**  
**Minimum required: 50 ft.**  
**Existing & Proposed: 35 ft.**

Location  
Zoning District

**8250 E. Main Rd. (NYS Rt. 5), LeRoy**  
**Residential Agricultural (R+A) District**

### PLANNING BOARD DECISION

**APPROVAL**

### EXPLANATION:

Given that it will not encroach any further onto the existing rear yard setback, the proposed addition should pose no significant county-wide or inter-community impact.

Director

February 12, 2015

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 at 344-2580 x 5466, or online at <http://www.co.genesee.ny.us/> under Forms and Permits for Towns and Villages.

**SEND OR DELIVER TO:**

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



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

**DEPARTMENT USE ONLY:**  
GCDP Referral # T-02-LEROY-2-15

Received  
Genesee County  
Dept. of Planning  
1/31/2015

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 Planning Board  
Address 48 Main Street  
City, State, Zip LeRoy, NY, 14482  
Phone (585) 768 - 6910 Ext. 223

**2. APPLICANT INFORMATION**

Name Ryan Muchlig  
Address 8250 East Main Rd.  
City, State, Zip LeRoy, NY, 14482  
Phone (585) 746 - 8824 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         | <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 8250 East Main Rd, LeRoy, NY, 14482
- B. Nearest intersecting road Linwood Rd.
- C. Tax Map Parcel Number 27.-1-20
- D. Total area of the property 36,203 Sq. Ft. Area of property to be disturbed 240 Sq. Ft
- 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 E
- C. Please describe the nature of this request Would like to remove existing 20 x 16 garage and build a new 20 x 32 master bedroom, master bath, mud and laundry room across the back of the house. New construction will not be any closer to the rear property line. R+A rear setback is 50 feet he currently has 35 feet from existing garage.

**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 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 Jeff Steinbrenner Title CEO Phone (585) 768 - 6910 Ext. 223  
Address, City, State, Zip 48 Main St. LeRoy, NY, 14482 Email code@lerony.org

APPLICATION  
to the  
LEROY ZONING BOARD OF APPEALS

PERMIT# 2-2015

Applicant: Ryan Muchlig

Location: 8250 East Main RD

LeRoy NY 14482

Phone # 585 746-8824

Tax Map # 27-1-20

Date Received:	<u>1-30-15</u>
Date Advertised:	_____
Date of Hearing:	_____
Decision:	_____

Subject: AREA ~~USE~~ VARIANCE

Fee: \$100.00

Application for permission to use property located in a R4A District for use as \_\_\_\_\_ property.

Reasons for proposed change of present status:

- 1] Building Mudroom/laundry room so I do not have to walk out into garage to get into basement to do laundry.
- 2] Also Have a water problem that this will fix. ~~also~~ Building Master bath and bedroom because are existing bathroom is not Feasible for
- 3] my wife and I to get ready for work and that goes for the existing bedroom also.

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

Applicant's Signature Ryan Muchlig Date: 1-30-15

Code Enforcement/Zoning Officer: [Signature]

Amount Received: \$100.00 Ck# [Signature] Date: 1/30/15

By: [Signature] Town Clerk



RYAN MUCHLIS  
9250 EAST MAIN RD

REMOVE  
EXISTING  
GARAGE AND  
REBUILD







T-02-LEROY-2-15

