



GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-03-LEROY-5-16**

Review Date **5/12/2016**

Municipality
Board Name
Applicant's Name

LEROY, T.
ZONING BOARD OF APPEALS
Michael Pyszczek

Referral Type
Variance(s)
Description:

Area Variance(s)
Area Variance to add a 288 sq. ft. (12 x 24 ft.) carport to an existing detached garage.
Side yard setback
Minimum required: 20 ft.
Existing: 20 ft.
Proposed: 12.5 ft.

Location
Zoning District

8055 Lake Street Rd. (NYS Rt. 19), LeRoy
Residential Agricultural (R+A) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed location of the carport should pose no significant county-wide or inter-community impact. The location is limited by the configuration of the driveway and location of existing trees on the property.

Director

May 12, 2016

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:
T-03-LEROY-5-16
GCDP Referral # _____



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Department of Planning
5/4/2016

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 Street
City, State, Zip LeRoy, NY, 14482
Phone (585) 768 - 6910 Ext. 223

2. APPLICANT INFORMATION

Name Michael Pyszczek
Address 8055 Lake Rd
City, State, Zip LeRoy, NY, 14482
Phone (585) 813 - 3103 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 8055 Lake Rd
B. Nearest intersecting road Parmelee Rd
C. Tax Map Parcel Number 22.-1-21.121
D. Total area of the property .23 acres Area of property to be disturbed 288 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(2)
C. Please describe the nature of this request Would like to add a 24 x12 car port on side of his garage. The car port will be 12.5 feet from side property line. Requesting 7.5 feet 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 checked="" type="checkbox"/> Location map or tax maps | <input 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 / ZEO Phone (585) 768 - 6910 Ext. 223
Address, City, State, Zip 48 Main Street, LeRoy, NY, 14482 Email code@leroyny.org

APPLICATION
to the
LEROY ZONING BOARD OF APPEALS

PERMIT# 12-2016

Applicant: Michael F. Pyszczek

Location: 8055 Lake Rd.
Le Roy, NY 14482

Phone # 585-813-3103

Tax Map # 22-1-21-21

Subject: AREA USE VARIANCE

Fee: \$100.00

Date Received:	<u>4-22-16</u>
Date Advertised:	_____
Date of Hearing:	<u>6-28-16</u>
Decision:	_____

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

Reasons for proposed change of present status:

- 1] Location of car port selected to minimize changes to the current view of the property from Rt. 19.
- 2] Location selected to avoid existing leach field and existing underground utilities.
- 3] Site preparation will include improved drainage of the hillside to protect the existing barn structure and reduce the potential for erosion of neighboring driveway.

If additional information is necessary, use reverse side and so indicate. Please see attached.

Applicant's Signature [Signature] Date: 4/22/16

Code Enforcement/Zoning Officer: [Signature]

Amount Received: 100 Ck. # 2676 Date: 4-22-16

By: [Signature] Town Clerk

APPLICATION
to the
Le Roy ZONING BOARD of APPEALS

Supplemental Information from the Applicant

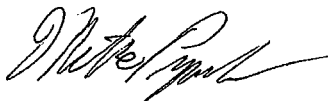
Applicant: Michael F. Pyszczek
Location: 8055 Lake Rd.
Le Roy, NY 14482

This addendum applies to the application for a permit to construct a 24' X 12' car port on the side of an existing barn structure.

The attached drawing illustrates that the corner of the proposed car port will be 12.5' inside the current property line. I have discussed the project with the property owner directly adjacent to the proposed structure, Mr. Stu Erbelding, and have received his approval. Additionally, Mr. Erbelding is the owner/operator of an excavation company and has been chosen to perform the site preparation work for the structure.

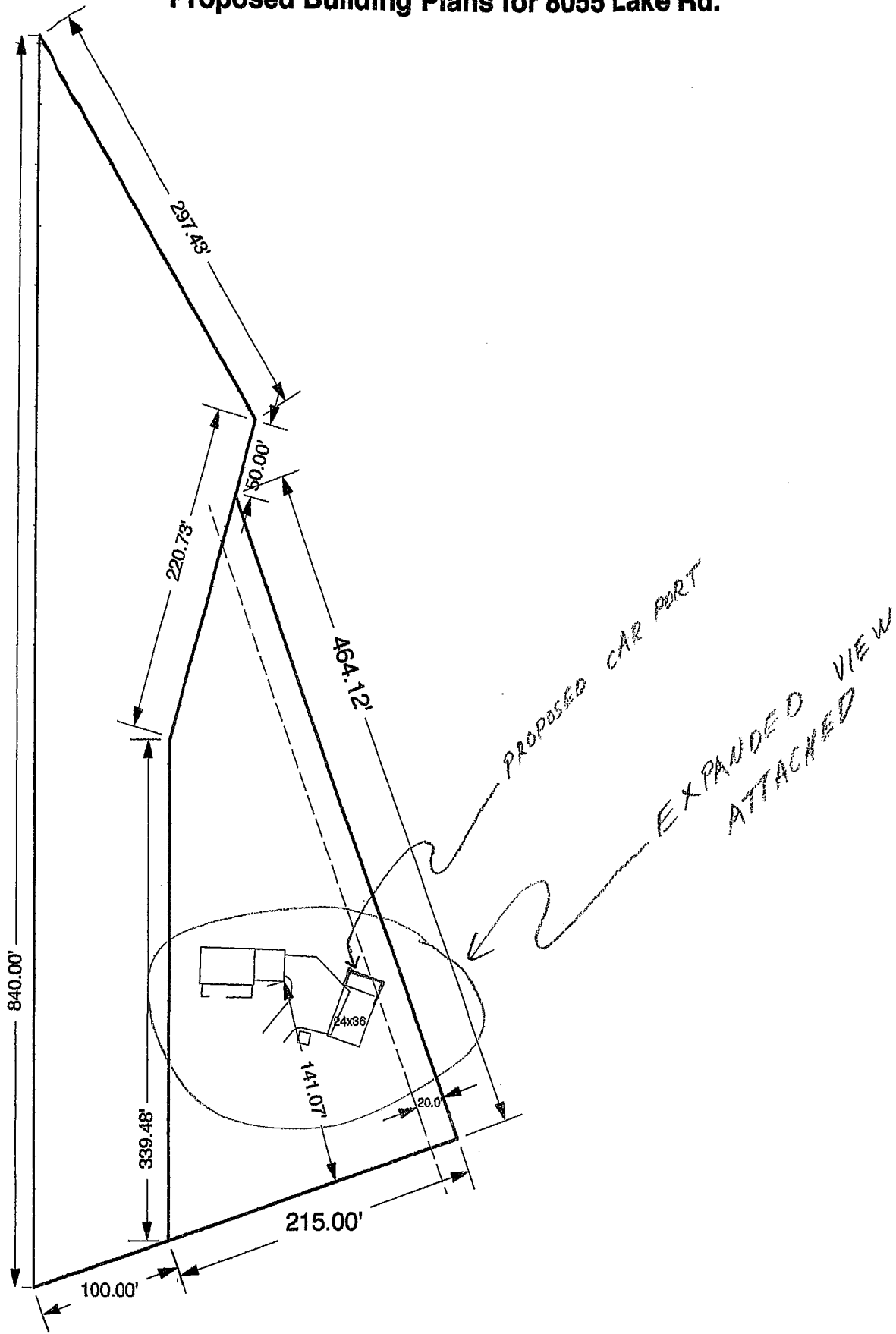
As stated as a reason for the change under item 3 of the application, the site preparation work will include improvements to the pattern of drainage from the hillside east of the existing barn. These improvements will help protect the existing barn from future erosion and will provide a more suitable drainage path for run-off from Mr. Erbelding's driveway.

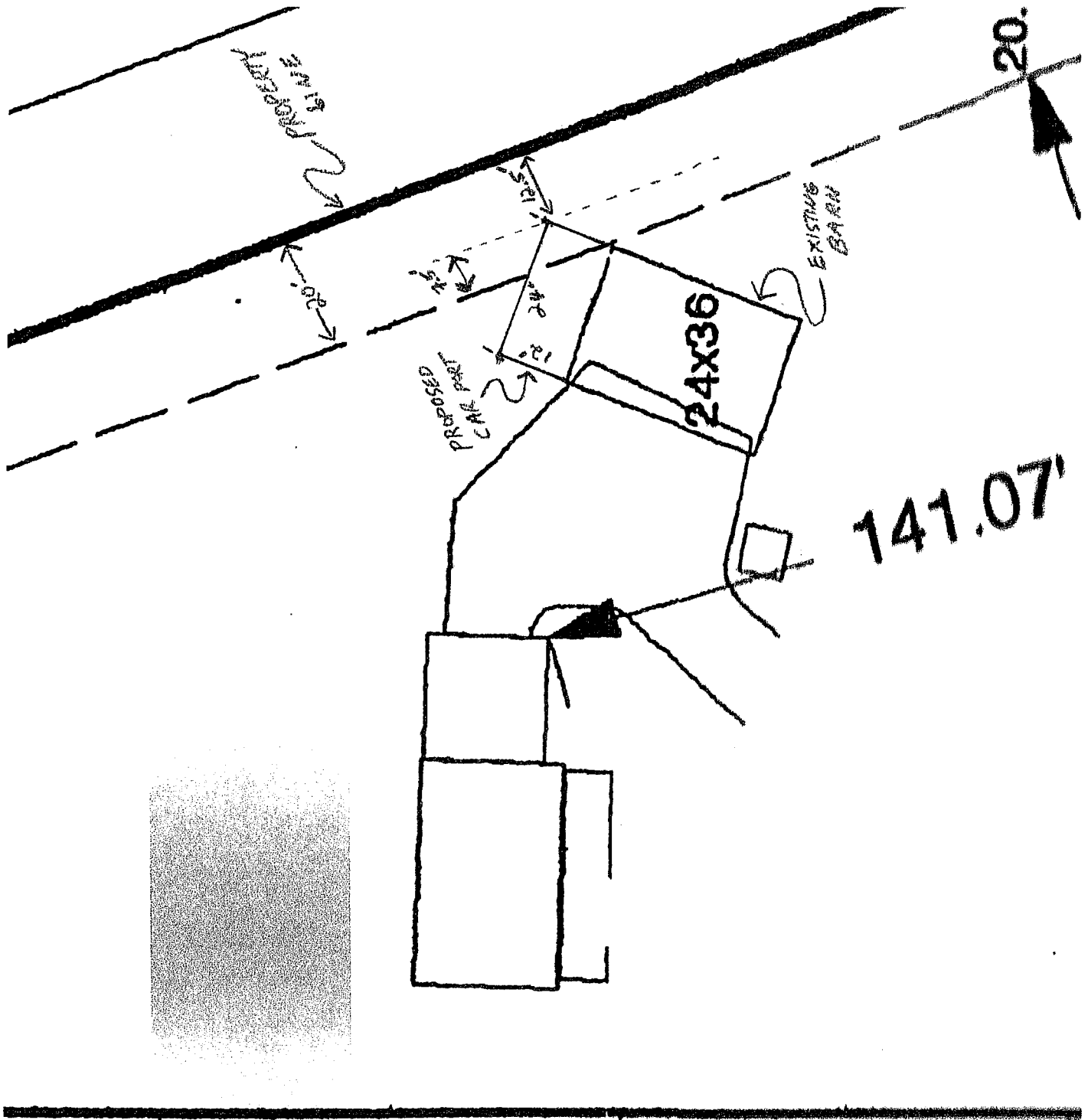
The Board's approval of the variance required to enable this project would be sincerely appreciated.



Michael F. Pyszczek

Proposed Building Plans for 8055 Lake Rd.





T-03-LEROY-5-16



03/31/2013

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