



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

GCDP Referral ID **T-05-LEROY-3-15**

Review Date **3/12/2015**

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

**LEROY, T.**

**PLANNING BOARD**

**Brad Crocker**

**Site Plan Review**

**Site Plan Review for a 3,600 sq. ft. (100 x 36 ft.) addition to an existing hardware store (Crocker's).**

Location  
Zoning District

**8457 North Street Rd., LeRoy**

**Limited Commercial (C-1) District**

### PLANNING BOARD DECISION

**APPROVAL**

### EXPLANATION:

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

Director

March 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.

**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-05-LEROY-3-15

RECEIVED  
Genesee County  
Dept. of Planning  
3/3/2015



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

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 Brad Crocker  
Address 8457 North Street Road  
City, State, Zip LeRoy, NY, 14482  
Phone (585) 202-6048 Ext. \_\_\_\_\_ Email \_\_\_\_\_

MUNICIPALITY:  City  Town  Village of LeRoy

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

- |  |  |   |
|--|--|---|
| <input 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 checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____              |   |

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

- A. Full Address 8457 North Street Rd. LeRoy, NY 14482
- B. Nearest intersecting road Lake Rd (Rt.19)
- C. Tax Map Parcel Number 22.-1-33
- D. Total area of the property 3.3 Acres Area of property to be disturbed ,3600 Sq.Ft
- E. Present zoning district(s) C-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  
\_\_\_\_\_
- C. Please describe the nature of this request Addition to an existing Commercial structure. New addition will be 100 x 36.

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

- |   |  |  |
|---|--|--|
| <input 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 checked="" type="checkbox"/> Other: <u>Site Plan Cover Letter</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 Jeff Steinbrenner Title CEO / ZEO Phone (585) 768-6910 Ext. 223  
Address, City, State, Zip 48 Main St, LeRoy, NY 14482 Email code@lerony.org

Crocker's Ace Hardware  
8457 North Street rd  
Leroy , NY 14482  
585-768-2360

3/01/2015

Re: New building site plan.

Proposed construction of 36H x 100L x 16H metal sided pole building located on the north side of existing main building with the length running East/west. The new structure will be used for storage of new and existing Inventory allowing for expansion of our product selection of hardware and Building materials. Please contact me with any further questions.

Brad Crocker  
585-202-6048



TOWN VILLAGE CITY OF LeRoy

Application # \_\_\_\_\_

# Agricultural Data Statement

Date 03/04/2015

**Instructions:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>CROCKERS ACE HARDWARE</u> Address: <u>8457 NORTH ST RD</u> <u>LEROY NY 14482</u>	Name: <u>BRAD CROCKER</u> Address: <u>7524 SELDEN RD</u> <u>LEROY NY 14482</u>

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  
(circle one or more)  Subdivision Approval

2. Description of proposed project: build a 36 x 100 accessory building

3. Location of project: Address: 8457 north st rd Leroy NY 14482  
Tax Map Number (TMP) 22.-1.-33

4. Is this parcel within an Agricultural District?  NO  YES (Check with your local assessor if

5. If YES, Agricultural District Number n/a you do not know)

6. Is this parcel actively farmed?  NO  YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>William Crocker</u> Address: <u>east of North st rd.</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Dwight Campbell</u> Address: <u>8321 Lake rd</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Name: <u>Samuel Caccamise</u> Address: <u>west of rt 19</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: <u>Dolomite Products Corp</u> Address: <u>Lake st rd</u> Is this parcel actively farmed? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:   
Signature of Municipal Official

3/15/2015  
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



TOWN VILLAGE CITY OF LeRoy

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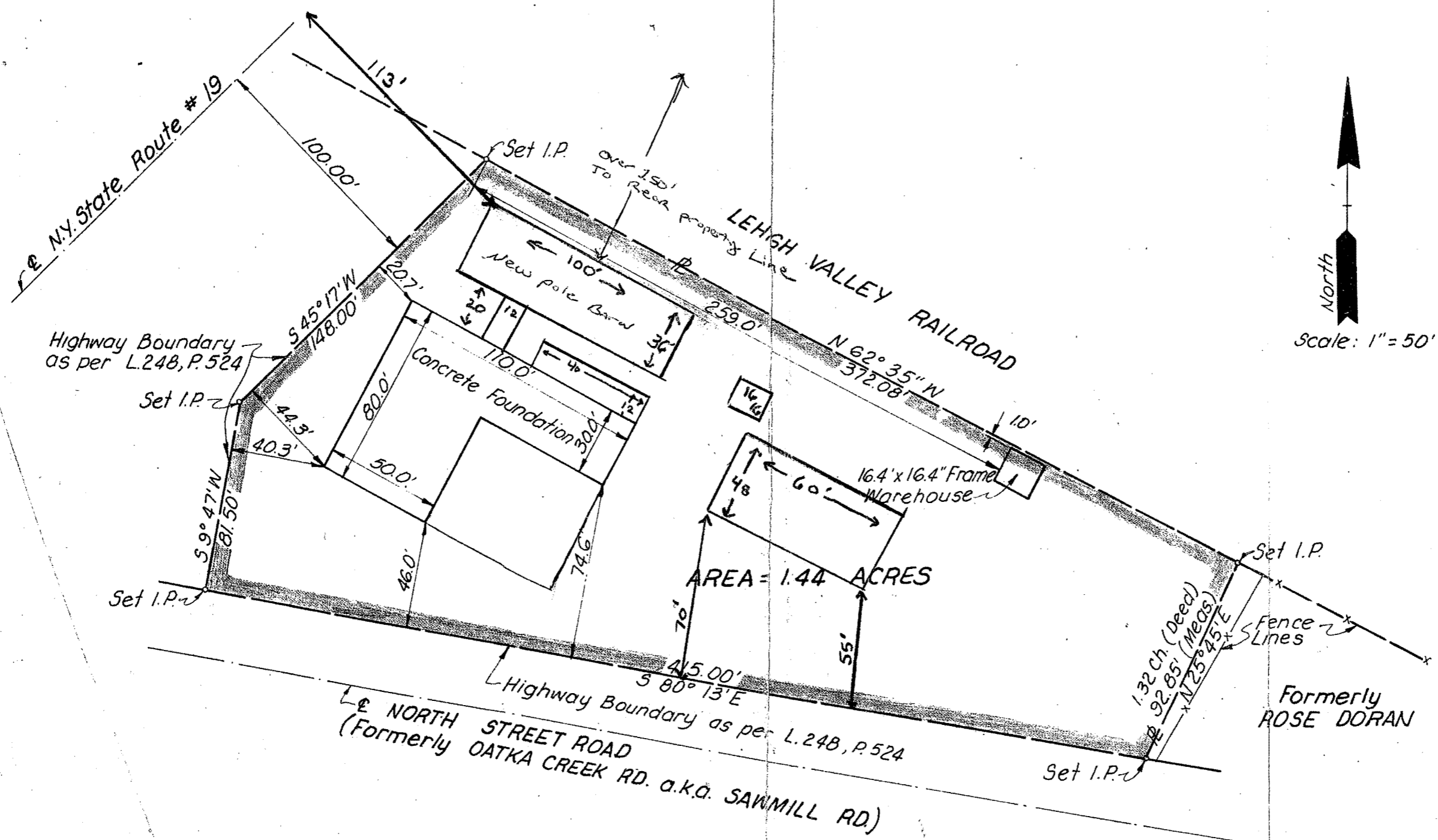
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Signature of Municipal Official

3/15/2015  
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Le NORTH STREET ROAD  
 (Formerly OATKA CREEK RD. a.k.a. SAWMILL RD.)

These Lands Lie in  
 LOT 12, SECTION 3, TOWNSHIP 1  
 TRIANGULAR TRACT  
 TOWN OF LEROY  
 GENESEE COUNTY

I certify that this is an accurate map  
 made from a accurate survey on Jan. 25, 1969

*Lawrence F. Mourer* 2-17-69  
 LAWRENCE F. MOURER DATE  
 N.Y.S. L.S. # 040992



T-05-LEROY-3-15

