



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

GCDP Referral ID **T-06-LEROY-5-15**

Review Date **5/14/2015**

Municipality  
Board Name  
Applicant's Name

**LEROY, T.**  
**ZONING BOARD OF APPEALS**  
**Kathleen Henning**

Referral Type  
Variance(s)  
Description:

**Area Variance(s)**  
**Area Variances to replace an existing porch and build a new garage for a single-family residence.**  
**Front Yard Setback**  
**Minimum required: 75 ft.**  
**Existing & proposed porch: 62 ft.**  
**Proposed garage: 70 ft.**

Location  
Zoning District

**7353 Randall Rd., LeRoy**  
**Residential-Agricultural (R-A) District**

**PLANNING BOARD DECISION**

**APPROVAL**

**EXPLANATION:**

**Given that the new porch and garage will not encroach any further onto the front yard than the existing porch and home, the proposed variances should pose no significant county-wide or inter-community impact.**

Director

May 14, 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



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

**DEPARTMENT USE ONLY:**  
GCDP Referral # T-06-LEROY-5-15

RECEIVED  
Genesee County  
Dept. of Planning  
4/24/2015

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 Zoning Board of Appeals  
Address 48 Main Street  
City, State, Zip LeRoy, NY, 14482

**2. APPLICANT INFORMATION**

Name Kathleen Henning  
Address 7353 Randall Rd.  
City, State, Zip LeRoy, NY, 14482

Phone (585) 768-6910 Ext. 223 Phone (585) 768-7515 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 7353 Randall Rd. LeRoy, NY, 14482
- B. Nearest intersecting road West Bergen Rd
- C. Tax Map Parcel Number 23.-1-33
- D. Total area of the property .4 Acres Area of property to be disturbed 760 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 replace existing 8' x 8' porch with 8' x 16' porch new porch porch would be wider no closer to road requesting 13' front variance. Would also like to build a 24' x 29' garage attached to house no closer to the road than house is requesting 5' front 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 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@lerony.org

**APPLICATION**  
to the  
**LEROY ZONING BOARD OF APPEALS**

PERMIT# \_\_\_\_\_

**Applicant:** Rothleen Henning

**Location:** 7353 Randall Rd  
Le Roy, NY 14482

**Phone #** 768-7517 Home

**Tax Map #** 23.7-33

**Subject:** AREA USE VARIANCE

**Fee:** \$100.00

Date Received:	_____
Date Advertised:	_____
Date of Hearing:	_____
Decision:	_____

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

Reasons for proposed change of present status:

- 1] Garage: Requesting a 1 foot east variance and a 5 foot front variance to attach a new garage in line with existing house.
- 2] Porch: Requesting a 13 foot variance to replace an existing 8ft x 4ft concrete step with an 8ft x 16ft porch not to come any closer to the road.
- 3] \_\_\_\_\_

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

Applicant's Signature Rothleen Henning Date: 4/24/15

Code Enforcement/Zoning Officer: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Ck.# \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_, Town Clerk

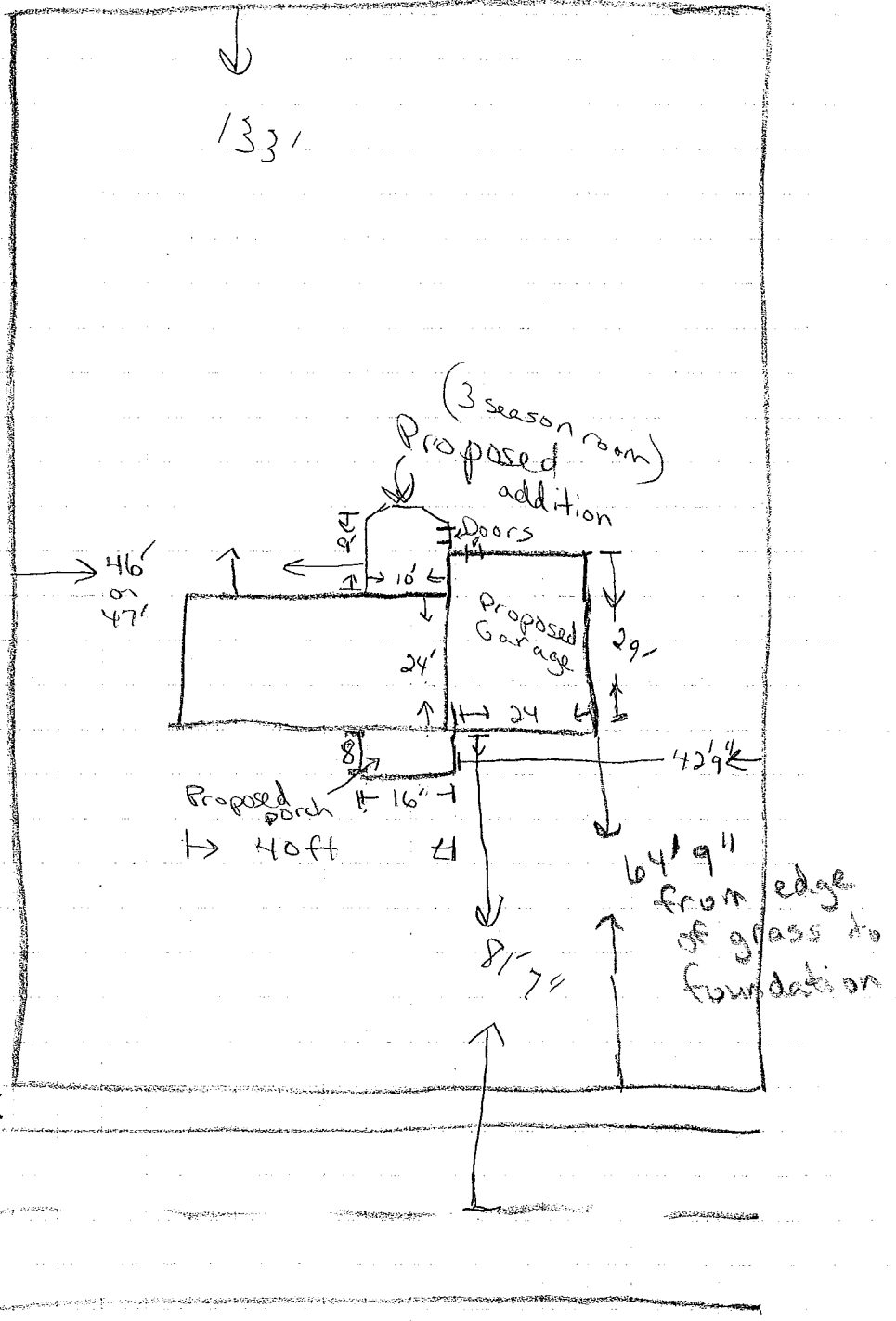
Kathleen Henning  
 7353 Randall Rd.  
 Le Roy NY 14482

House is 24' x 40'

Proposed garage  
 24' x 29'

Proposed front porch  
 8' x 16'

Proposed back room  
 9' x 10'





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