



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

GCDP Referral ID **T-09-LEROY-9-15**

Review Date **9/10/2015**

Municipality  
Board Name  
Applicant's Name

**LEROY, T.**  
**ZONING BOARD OF APPEALS**  
**Charles Rapone**

Referral Type  
Variance(s)  
Description:

**Area Variance(s)**  
**Area Variance to replace an existing porch for a single-family residence.**  
**Front Yard Setback**  
**Minimum required: 75 ft.**  
**Existing & proposed porch: 39 ft.**  
**Proposed porch: 39 ft.**

Location  
Zoning District

**7118 Cole Rd., LeRoy**  
**Residential (R-1) District**

**PLANNING BOARD DECISION**

**APPROVAL**

**EXPLANATION:**

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

Director

September 10, 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-09-LEROY-9-15

RECEIVED  
Genesee County  
Dept. of Planning  
8/25/2015



**\* 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 Charles Rapone  
Address 7118 Cole Rd  
City, State, Zip LeRoy, NY, 14482  
Phone (585) 502 - 5152 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 7118 Cole Rd, LeRoy, NY, 14482
- B. Nearest intersecting road Warsaw Rd. (Rt. 19)
- C. Tax Map Parcel Number 30.-1-40.21
- D. Total area of the property .46 Acres Area of property to be disturbed 0
- 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  
165-16.D(2)
- C. Please describe the nature of this request Would like to replace existing porch that is rotted and unsafe. The new porch would be the same size as existing and would not be any closer to the road than existing porch. Existing porch is Approx. 39 feet from the road. Town Zoning requires a 75 foot Front Setback requesting 36 foot 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@leroyny.org

APPLICATION

PERMIT # 47-2015

to the

LEROY ZONING BOARD OF APPEALS

Applicant: CHARLES RAPONE

Location: 7118 Cole Rd

LEROY, N.Y. 14482

Phone # (585) 502-5152

Tax Map # 30.-1-40.21

Date Received: 8-24-15
Date Advertised: 9-7-15
Date of Hearing: _____
Decision: _____

Subject: AREA USE VARIANCE

Fee: \$100.00

Application for permission to use property located in a R-1 District for use as R-1 property.

Reasons for proposed change of present status:

- 1] FRONT Porch is NOT SAFE DUE to old and rotted wood 5'6" x 12'6"
  - 2] ALSO PAST two winters HAVE CAUSE DAMAGE to ROOF structure, (also rotted wood supporting ROOF,)
  - 3] I would like to REMOVE and Rebuild porch TO original FOOTPRINT.
- NO CHANGE IN SQUARE FOOTAGE.

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

Applicant's Signature [Signature] Date: 8/19/2015

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

Amount Received: \$100 Ck. # 4927 Date: 8-25-15

By: Mary Zee, Town Clerk

~~12' 6"~~  
~~5' 6"~~

shed.

Charles Rapone  
7118 Cole Rd.  
LeRoy, NY 14482

HOUSE

FRONT  
PORCH  
5' 6" x 12' 6"

ENCLOSED  
FRONT PORCH  
DIMENSIONS

42.5'

39'

45'

100 FT

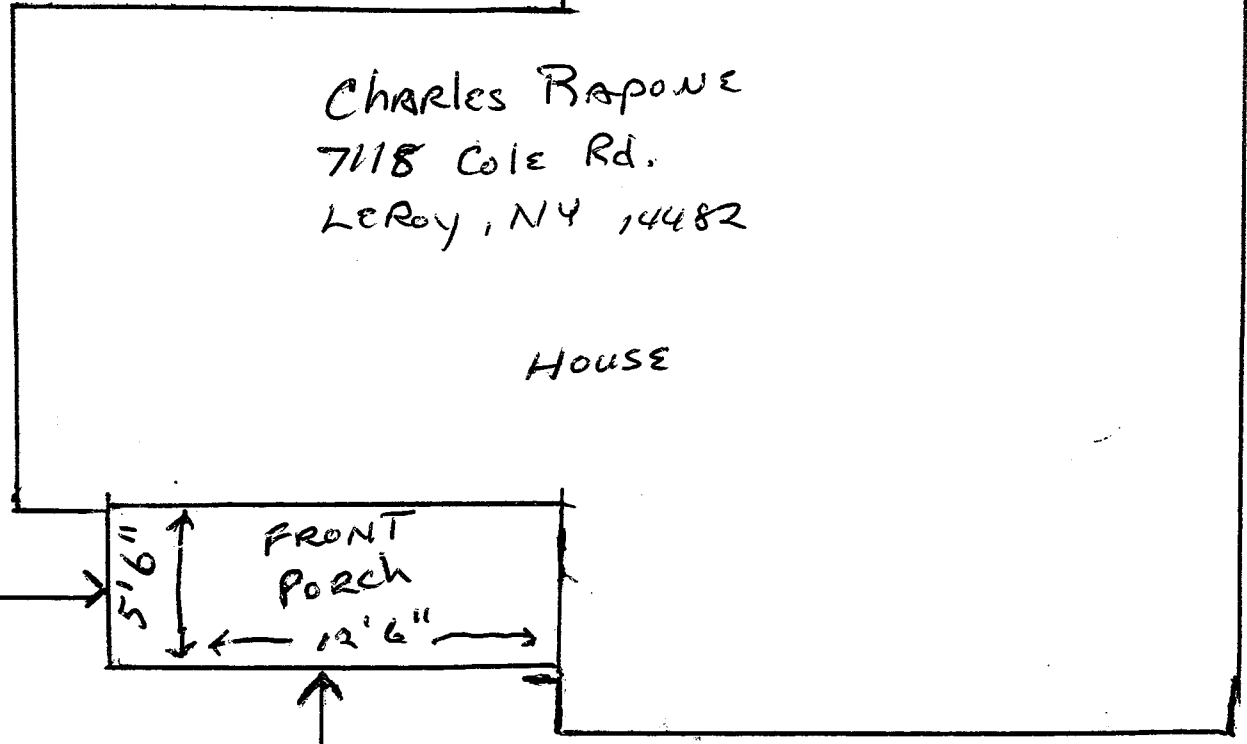
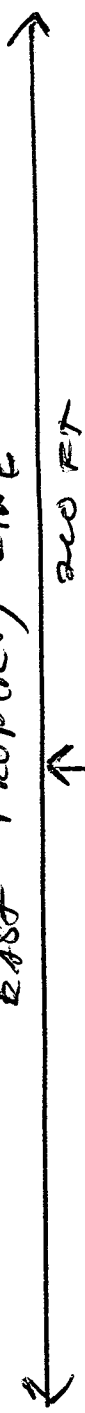
Lot size  
100 FT x 200 FT

Cole Rd

EAST PROPERTY LINE

200 FT

WEST PROPERTY LINE



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