



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

GCDP Referral ID **T-10-LEROY-9-15**

Review Date **9/10/2015**

Municipality
Board Name
Applicant's Name

LEROY, T.
ZONING BOARD OF APPEALS
Daniel Scutt

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 porch: 56 ft.
Proposed porch: 50 ft.

Location
Zoning District

8702 North Rd., LeRoy
Residential-Agricultural (R-A) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that the porch will be screened by existing landscaping, 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-10-LEROY-9-15



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
8/26/2015

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
Phone (585) 768 - 6910 Ext. 223

2. APPLICANT INFORMATION

Name Daniel Scutt
Address 8702 North Rd
City, State, Zip LeRoy, NY, 14482
Phone (585) 506 - 8939 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 8702 North Rd, LeRoy, NY, 14482
B. Nearest intersecting road Hebbard Rd.
C. Tax Map Parcel Number 20.-2-3.1
D. Total area of the property 14.9 Acres Area of property to be disturbed 0
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 4' x 8'-2" concrete porch with a 10' x 8'-2" wood porch. The new porch will be 6 feet closer to the road than the existing porch. Town Zoning Requires 75 foot Front Setback, he only has 50' and is requesting a 25 foot Front 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 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 # 49-2015

Applicant: Daniel Scutt

Location: 8702 North Rd
Churchville N.Y.

Phone # 585-506-8939

Tax Map # 20-2-3.1

Subject: AREA USE VARIANCE

Fee: \$100.00

Date Received: 8-26-15
Date Advertised: 9-7-15
Date of Hearing: 9-21-15
Decision: _____

Application for permission to use property located in a R+A District for use
as R+A property.

Reasons for proposed change of present status:

- 1] Replacing front porch + stairs
existing porch (concrete) 4' x 8' 2" a
wood 10' x 8' 2" porch to wider no closer to
- 2] THE ROAD. 6' FEET CLOSED TO THE ROAD
SO HE CAN COVER UP OLD CONCRETE THAT
IS CURRENTLY THERE.
- 3] _____

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

Applicant's Signature Daniel Scutt Date: 8-25-15

Code Enforcement/Zoning Officer: [Signature]

Amount Received: \$100 Ck. # 5201 Date: 8-26-15

By: _____, Town Clerk

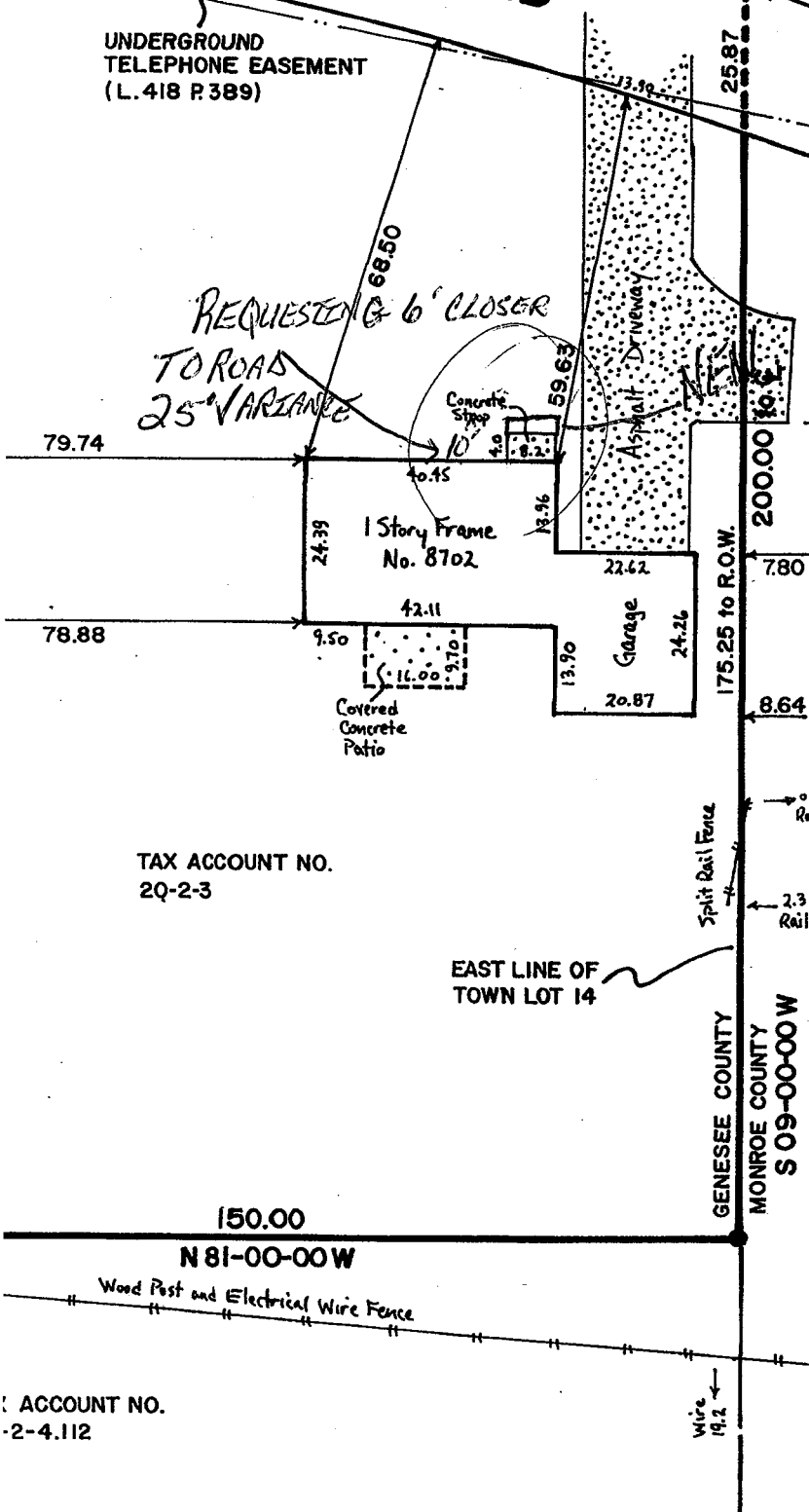
NORTH ROAD (49.50' WIDE)

R=994.46
153.66

153.66

UNDERGROUND TELEPHONE EASEMENT (L. 418 P. 389)

REQUESTING 6' CLOSER TO ROAD 25' VARIANCE



TAX ACCOUNT NO. 2Q-2-3

TAX ACCOUNT NO. 196.02-0001-007

EAST LINE OF TOWN LOT 14

GENESEE COUNTY
MONROE COUNTY
S 09-00-00W

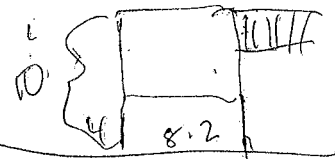
Plan of Land to be Conveyed by **JOSHUA G. BAILEY** Being Part of Town Lot 14 Township 1 Range 2 of the Holland Land Purchase in the

Town of LeRoy Genesee County, State of New York Scale 1" = 30'

Surveyed by David M. Paonessa, LS, P.C. Hilton, NY File No. 3408

Search provided by Four Corners Abstract Corporation #70654 (Cover & Deed only)

ACCOUNT NO. 2-4.112





T-10-LEROY-9-15

