



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-02-LER-04-24

Review Date

4/11/2024

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

LEROY, T.

PLANNING BOARD

SB Gees, Inc.

Special Use Permit

Special Use Permit and Site Plan Review to relocate a dog training and grooming business and add daycare and boarding.

Location
Zoning District

7133 W. Main Rd. (NYS Rt. 5), LeRoy

General Commercial (C-2) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

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

Director

April 11, 2024

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) 768-6910

DEPARTMENT USE ONLY:

GCDP Referral # T-02-LER-04-24



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
4/2/2024

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 Town Board

Address 48 Main St.

City, State, Zip LeRoy, New York 14482

Phone (585) 768 - 6910 Ext. 223

2. APPLICANT INFORMATION

Name SB Gees, Inc

Address 7133 W. Main Rd

City, State, Zip LeRoy, New York 14482

Phone (585) 297 - 2319 Ext. _____ Email cindy.a.lee323@gmail.com

MUNICIPALITY: City Town Village of LeRoy

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

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan Review

- Zoning Map Change
- Zoning Text Amendments
- Comprehensive Plan/Update
- Other: _____

- Subdivision Proposal
- Preliminary
- Final

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

A. Full Address 7133 West Main Rd

B. Nearest intersecting road East Bethany LeRoy Rd

C. Tax Map Parcel Number 24.-1.33.1

D. Total area of the property 2.91 Acres Area of property to be disturbed _____

E. Present zoning district(s) C-2

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
165-19B(4)

C. Please describe the nature of this request Add boarding and Daycare to VIPK9's services in a C-2 zone

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

- Local application
- Site plan
- Subdivision plot plans
- SEQR forms
- Zoning text/map amendments
- Location map or tax maps
- Elevation drawings
- Agricultural data statement
- New or updated comprehensive plan
- Photos
- Other: _____

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Michael Risewick Title CEO Phone (585) 768 - 6910 Ext. 223

Address, City, State, Zip 48 Main St LeRoy, NY 14482 Email mrisewick.code@lerony.org

TOWN/VILLAGE of LEROY

Application

SPECIAL USE PERMIT

PERMIT # 23-2024

Applicant: SB Bees, Inc.

For office use only

Date Received: 4-2-24

Address: 7133 W. Main

Date advertised: _____

LeRoy, NY 14482

Date of Hearing: _____

Phone # 585-297-2319

SBL # 24-1-33.1

Fee: \$250.00 (R+A Zones)

\$200.00 (all other zones)

Decision _____

I hereby apply for a Special Use to:

Add Boarding & Daycare to VIPK9's services in a C-2 zoned area

Reasons for proposed change of present status:

1] Boarding: This is permitted use with a Special Use Permit covered under the definition of animal shelter section 165-19B(4).

2] Daycare
Same as above

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

Signature of Applicant: Nancy Crocker Date: 3/30/24

Signature of CEO: Michael Rine

Amt. Rec'd. 200⁰⁰ Ck. # 1310 Date rec'd. 4/2/24

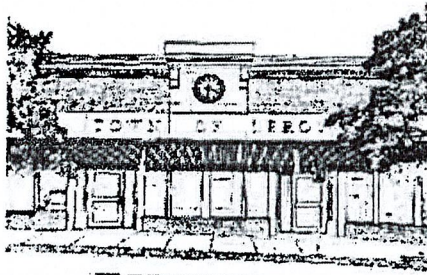
By: Ch. Rippey Town Clerk

Town of LeRoy

James R. Farnholz
Supervisor

Patricia A. Canfield
Town Clerk/Tax Collector

Darryl Sehm
John Duyssen
Town Justices



Dave Paddock
Deputy Supervisor

John Armitage
John Johnson
Ron Pangrazio
Town Council

Eric Stauffer
Supt. of Highways

APPLICATION FOR SITE PLAN REVIEW

PROPERTY INFORMATION

ADDRESS: 7133 W. Main Rd
ZONING CLASSIFICATION: C-1 Tax Map ID # 24-1.33.1
PRESENT USE OF PROPERTY: Chiropractor/Real Estate/Mfg.
PROPOSED USE OF PROPERTY: Dog Boarding, Dog Daycare

PROPOSAL DESCRIPTION (Include # of employees, hours of operation, and description of business. If there is new construction, please provide a detailed description):

3 employees - 8am-6pm Sun-Sat
Dog training, grooming, daycare, boarding
Limit 15 dogs for boarding (5 in 2024 + expansion to 15 in 2025)
Limit 10 dogs in daycare

APPLICANT CONTACT INFORMATION NAME:

NAME: Cindy Lee PHONE: 585-297-2319
ADDRESS: 8849 Keeney Rd. LeRoy ZIP: 14482
EMAIL: cindy.a.lee.323@gmail.com

PROPERTY OWNER CONTACT INFORMATION (IF DIFFERENT FROM APPLICANT)

NAME: Nancy Crocker PHONE: _____
ADDRESS: 33 Wolcott St. LeRoy ZIP: 14482

SIGNATURE OF THE PROPERTY OWNER IS REQUIRED FOR REVIEW OF YOUR PROPOSAL:

Nancy Crocker (Signature)
Code Enforcement Officer Signature: Michael Rose Date rec'd. 4/3/24

Application Fee 100.00 N/A Part of Special Use Permit

Clerk's Signature: _____ Ck. No. _____

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202)690-7442 or email at program.inquiry@usda.gov."

Agricultural Data Statement

Date 4.2.24

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>SB Gees Inc</u> Address: <u>7133 W. main Rd</u> <u>LeRoy, N.Y. 14482</u>	Name: _____ Address: _____ _____

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

2. Description of proposed project: Add Boarding and daycare to
VIPK9's services

3. Location of project: Address: 7133 W. Main Rd
Tax Map Number (TMP) 24.-1.33.1

- 4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
- 5. If YES, Agricultural District Number _____
- 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>Wal-Mart Real Estate Business</u> Address: <u>P.O. Box 8050</u> <u>Bentonville, AR 72716</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Michael Rosen
Signature of Municipal Official

4/2/24
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.

Structure

Building 1	
Number of Identical Buildings	1
Actual Year Built	1968
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	291
Gross Floor Area	3150
Number of Stories	1.0
Story Height	12
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	
Building 2	
Number of Identical Buildings	1
Actual Year Built	1968
Effective Year Built	
Construction Quality	2.0
Condition	3 - Normal
Building Perimeter	143
Gross Floor Area	1310
Number of Stories	1.0
Story Height	12
Air Conditioning %	0%
Sprinkler %	0%
Number of Elevators	
Basement Perimeter	
Basement Sq. Ft	



2023 Assessment Information

Land Assessed Value	\$53,200
Total Assessed Value*	\$142,400
Equalization Rate	76.50%
Full Market Value	\$186,144
Partial Construction	No
County Taxable	\$142,400
Municipal Taxable	\$142,400
School Taxable	\$142,400
Village Taxable	\$0

Property Description

Property Type	464 - Office bldg.
Neighborhood Code	475 Commercials
SWIS	183689
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Zoning	CON Conforming
School	LeRoy School

Last Property Sale

Deed Date	05/12/2009
Deed Book	873
Deed Page	886
Contract Date	
Sale Date	05/11/2009
Full Sale Price	\$0
Net Sale Price	\$0
Usable For Valuation	No
Arms Length	No
Prior Owner	Nancy Crocker

Owner Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
SB Gees, LLC	33 Wolcott St			LeRoy	NY	14482		

Sales

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
05/12/2009	873	886		05/11/2009		\$0	\$0	No	No	Nancy Crocker

No Exemption Data Found

Land

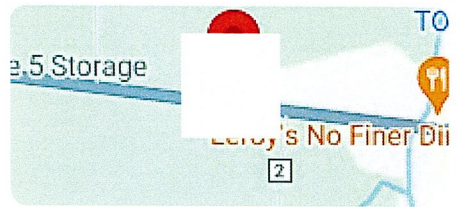
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	1.00				
1	04 - Residual	2.10				

Commercial Site Uses

Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	E03 - Profssnl off	0	4460



Image capture: Sep 2023 © 2024 Google



7133 West Main Rd



© All EagleView Technology Corporation

04/02/2023



This is the front of the facility located at 7133 West Main Rd in Le Roy, NY.

Suite 1 – Genesee Chiropractic (will remain)

Suite 2 – Empire Realty (will remain)

Suite 3 – VIPK9 (currently tenant’s lease ends May 1, 2024).

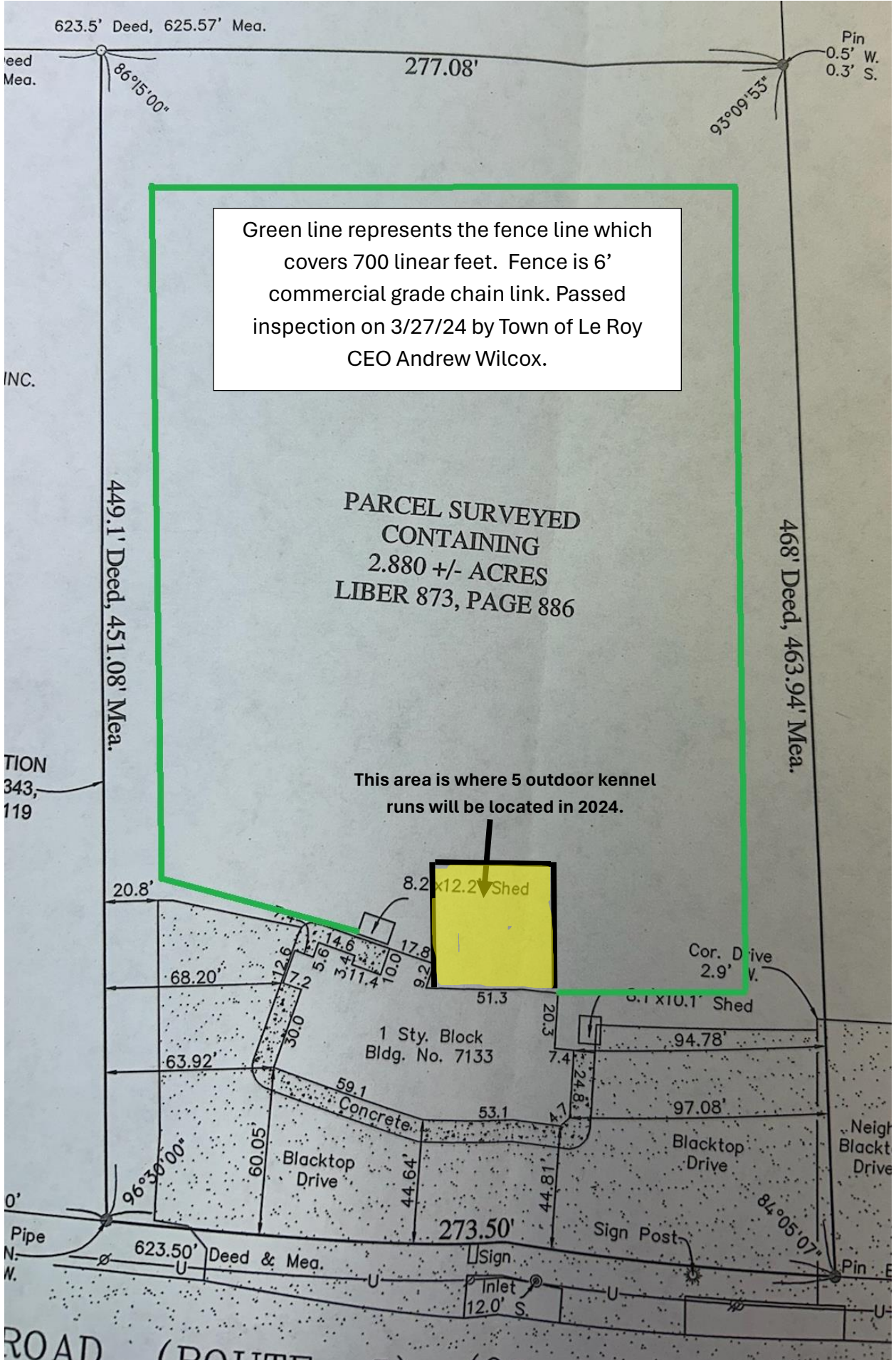
There are 10 parking spaces allocated for Suite 3 (and ample additional parking to the east and west of the building).

Waste Management:

Solid waste will be removed regularly and disposed of in compostable bags to be taken in weekly garbage pickup. Prior to pickup, these bags will be stored in a secured metal container to prevent rodent/pest infestation.

There will be a drainage system installed in each kennel (indoor) and connected to septic system for liquid waste management. The system will include a hair trap to keep hair from entering the septic system.

All hard surfaces in facility will be disinfected daily with pet and environmentally safe products (KennelSol HC Germicidal Cleaner and Disinfectant).



Green line represents the fence line which covers 700 linear feet. Fence is 6' commercial grade chain link. Passed inspection on 3/27/24 by Town of Le Roy CEO Andrew Wilcox.

PARCEL SURVEYED CONTAINING 2.880 +/- ACRES LIBER 873, PAGE 886

This area is where 5 outdoor kennel runs will be located in 2024.

T-02-LER-04-24



© All EagleView Technology Corporation

04/02/2023