



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-01-LEROY-1-22**
Review Date **1/13/2022**

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

LEROY, V.
PLANNING BOARD
Sandra Howard
Special Use Permit
Special Use Permit to convert the ground floor of a mixed-use building from a law office into an apartment.

Location
Zoning District

15 Clay St. (NYS Rt. 19), LeRoy
Central Commercial (C-2) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Director

January 13, 2022

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) , 9!+ \$%

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # V-01-LEROY-1-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
12/16/2021

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 Planning Board

Address 48 Main Street

City, State, Zip LeRoy, NY 14482

Phone (585) 768 - 6910 Ext. 225

2. APPLICANT INFORMATION

Name Sandra Howard

Address 9889 South Street Road

City, State, Zip LeRoy, NY 14482

Phone (585) 233 - 5022 Ext. _____ Email _____

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 15 Clay Street

B. Nearest intersecting road Myrtle Street

C. Tax Map Parcel Number 9.-2-3

D. Total area of the property 4900 Area of property to be disturbed 1200

E. Present zoning district(s) C-2 - Central Commercial

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
LeRoy Village Code, Section 215-30

C. Please describe the nature of this request Conversion of a current 1200 square foot law office into two apartments.
C-2 zoning allows the use of a law office and a special use permit allows for a residential use.
The surrounding zoning is R-2.

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 Anne Podolak Title Code Enforcement Phone (585) 768 - 6910 Ext. 225

Address, City, State, Zip 48 Main Street , LeRoy NY 14482 Email apodolak.code@leroyny.org

TOWN/VILLAGE of LEROY
Application

SPECIAL USE PERMIT

PERMIT # 52-2021

For office use only

Applicant: Sandra Howard Date Received: _____
Address: 9889 South St Rd Date advertised: _____
Leroy NY 14482 Date of Hearing: _____

Phone # 585-233-5022 SBL # 9.-2-3
Fee: \$250.00 (R+A Zones)
\$200.00 (all other zones)

Decision re: 15 Clay Street

I hereby apply for a Special Use to:

Convert my deceased husband's law office into
a double apartment (upstairs and downstairs)

Reasons for proposed change of present status:

1] Property is no longer used as a law office.

2] Property was used earlier as an upstairs apartment
and downstairs office. Property only needs a
downstairs kitchen to be a nice apartment.

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

Signature of Applicant: Sandra Howard Date: 12-16-21

Signature of CEO Anne M. Podolny

Amt. Rec'd. \$200.00 Ck. # 507 Date rec'd. 12/16/2021

By [Signature] Town Clerk

Garage

Chain link

@ $\frac{37' \times 18' \text{ PKG Area}}{37' \times 18'}$

Tree

225
243
6910

15 Clay

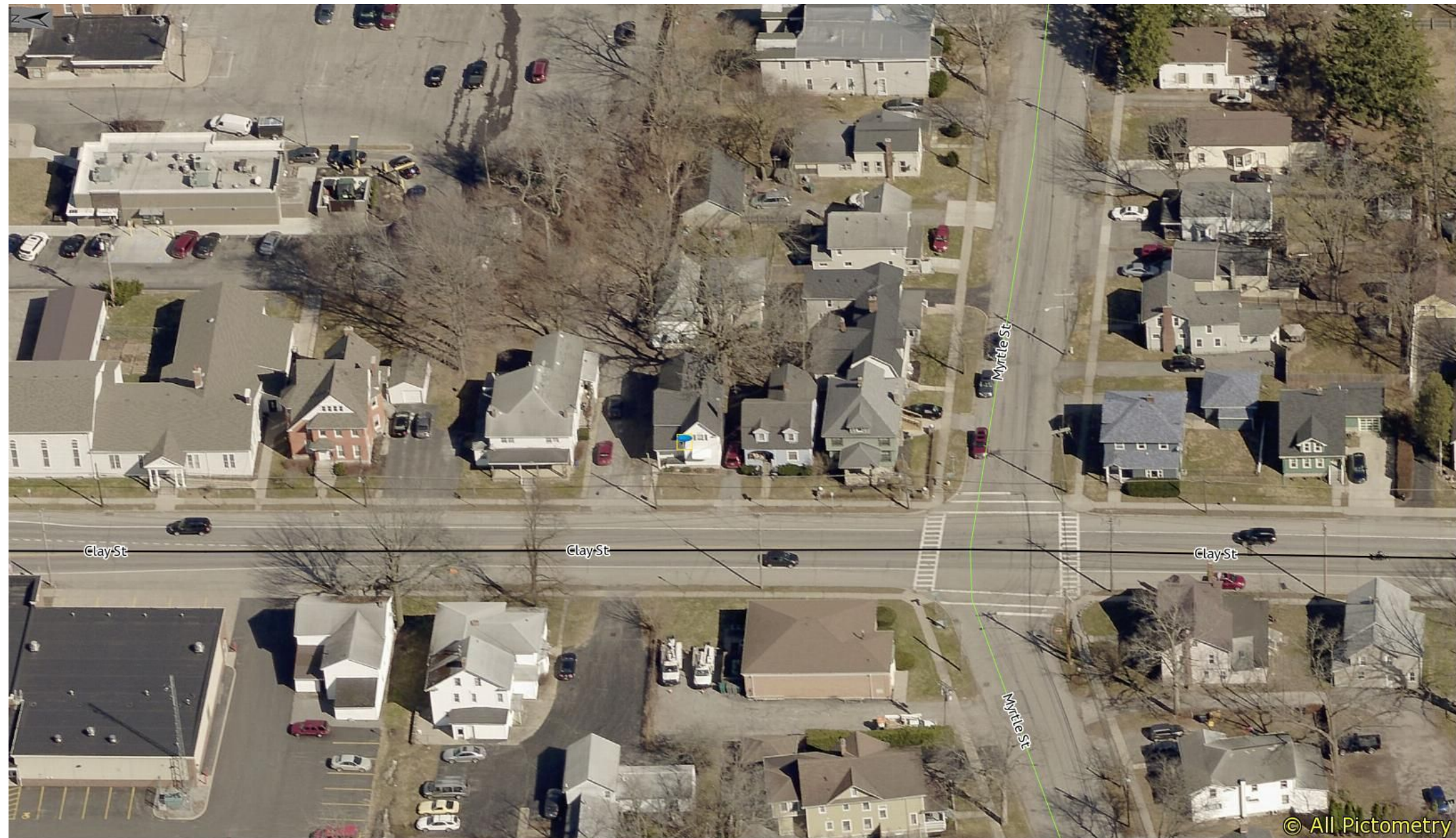
Driveway

Porch

14 NS
37 E N

Sidewalk

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03/21/2021