



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-03-LEROY-3-22**
Review Date **3/10/2022**

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

LEROY, V.
PLANNING BOARD
Eric Biscaro
Special Use Permit
Special Use Permit to develop 60 units (30 duplex patio homes) rentals for seniors.

Location
Zoning District

143 Lake St. (NYS Rt. 19), LeRoy
Residential (R-3) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) The applicant work with the village to determine if a sidewalk extension to the south on the west side of Lake St. is warranted; 2) Given that the project will disturb more than one acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from DEC prior to final approval from the Village; and 3) the applicant adhere to any recommendations made by the State Historic Preservation Office (SHPO) as they pertain to historic and archaeological resources. With these required modifications, the proposed patio home development should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the addresses of the proposed homes meet Enhanced 9-1-1 standards.

Director

March 10, 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) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # V-03-LEROY-3-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
3/1/2022**

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 Village Board
Address 3 West Main St.
City, State, Zip LeRoy, New York 14482
Phone (585) 768-2527 Ext. 2216

2. APPLICANT INFORMATION

Name Eric Biscaro
Address 653 Ellicott Street
City, State, Zip Batavia, New York 14020
Phone (585) 356-4423 Ext. _____ Email ericbiscaro@gmail.com

MUNICIPALITY: City Town Village of LeRoy, New York

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

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 143 Lake Street, LeRoy, NY 14482
B. Nearest intersecting road West Bergen Rd
C. Tax Map Parcel Number 5.-1-19.113
D. Total area of the property 16 Acres Area of property to be disturbed Approx 5 Acres
E. Present zoning district(s) R-3

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
Section 215-29 B (9)

C. Please describe the nature of this request Develop a 60 unit (30 Duplex paito homes) rentals for seniors.

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 checked="" type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>letter from property owner</u> |
| <input checked="" 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 Michael Risewick Title CEO Phone (585) 768-6910 Ext. 223
Address, City, State, Zip 48 Main St LeRoy, NY 14482 Email mrisewick.code@leroyny.org

TOWN/VILLAGE of LEROY
Application

5-2022

SPECIAL USE PERMIT

PERMIT # _____

For office use only

Applicant: Eric Biscaro

Date Received: 3/1/22

Address: 653 ELICOTT ST

Date advertised: _____

Getavia N.Y. 10020

Date of Hearing: _____

Phone # 585-356-4423

SBL # 5-1-19.113

Fee: \$250.00 (R+A Zones)

\$200.00 (all other zones)

Decision _____

I hereby apply for a Special Use to:

Build and operate a 60 unit Patio Home Development

Reasons for proposed change of present status:

1] increase needed for multi family units
Special Use permits

2] _____

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

Signature of Applicant: [Signature]

Date: 3-1-22

Signature of CEO [Signature]

Amt. Rec'd. 200

Ck. # _____

Date rec'd. 3/1/2022

By [Signature]

Town Clerk



Village of Le Roy

INCORPORATED IN 1834
LE ROY, NEW YORK 14482

585 768 2527
Fax 585 768 4540

APPLICATION FOR SITE PLAN REVIEW

PROPERTY INFORMATION

ADDRESS: 143 Lyke St
ZONING CLASSIFICATION: R-3 Tax Map ID # 5-1-19, 113
PRESENT USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: Senior Patio Home Development

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

- 2 Employees and Service Company for Lawnmowing
- New construction of 30 Duplex Patio Homes - Construction Mon - Friday 7:30 AM - 4:30 PM, some Saturdays,
- after completed. Service hours of 1 or 2 people 7:30 - 4:00 PM Mon - Fri

APPLICANT CONTACT INFORMATION NAME:

NAME: Eric Discaro PHONE: 585-356-4423
ADDRESS: ~~4827~~ 653 ELICOTT ST, Batavia NY ZIP: 14020
EMAIL: ericdiscaro@gmail.com

PROPERTY OWNER CONTACT INFORMATION (IF DIFFERENT FROM APPLICANT)

NAME: Same PHONE: _____
ADDRESS: _____ ZIP: _____

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

Code Enforcement Officer Signature: [Signature] Application Fee 100.00 N/A Part of S.U permit
Date rec'd. 3/1/22

Clerk's Signature: [Signature] Ck. No. 11 Carl

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2044; NYS TDD 1-800-662-1220

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

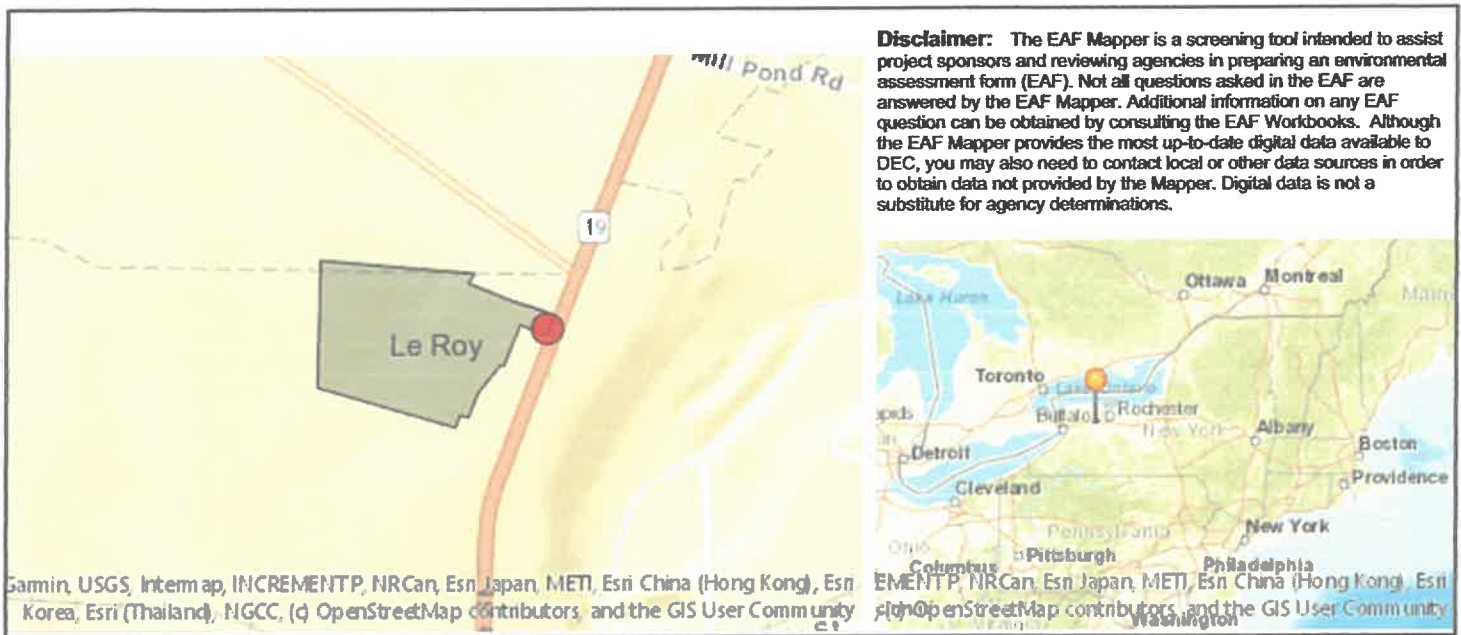
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
143 Lake Street Le Roy, NY 14482			
Name of Action or Project: 143 Lake Street Le Roy, NY. Adult Patio Development			
Project Location (describe, and attach a location map): 143 Lake Street Le Roy, NY 14482			
Brief Description of Proposed Action: 60 Unit Patio Home Development (30 Duplex Patio Homes) for Seniors Non-Subsidized market rate Patio Homes.			
Name of Applicant or Sponsor: Eric Biscaro		Telephone: 585-356-4423 E-Mail: ericbiscaro@gmail.com	
Address: 653 Ellicott Street			
City/PO: Batavia	State: NY	Zip Code: 14020	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 16 acres	
b. Total acreage to be physically disturbed?		_____ approx. 5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: _____		
Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

This form has been successfully submitted to SHPO.

You can now close your browser window.

TOWN OF LEROY
VILLAGE OF LEROY

TOWN OF LEROY
VILLAGE OF LEROY

R/O NIAGARA MOHAWK POWER
LIBER-
PAGE-
TAX # 5-1-23

R/O SMITH, KENNETH
LIBER-851
PAGE-300
TAX # 5-1-19.12

R/O CONIGLIO, RAYMOND
LIBER-
PAGE-
TAX # 5-1-19.21

R/O EBERSOLD, MILTON
LIBER-
PAGE-
TAX # 5-1-19.114

R/O HAFFNER, ROY
LIBER-788
PAGE-198
TAX # 5-1-18

R/O WOLFE, CAROL
LIBER-824
PAGE-720

R/O PATTERSON, JOEL
LIBER-2020
PAGE-1518
TAX # 5-1-13.1

POND

12" WATERMAIN

50" DEED
50' MEAS.

1135'± DEED
1180.47' MEAS.
1175'± DEED
1288.78' MEAS.

N 72°31'33" W 749.68'
N 100°40'23" E 733.33'
D&M

N 70°32'00" W 55.64'

N 70°33'00" W 1.50'

S 27°20'00" W 148.00'

N 100°00'00" E 100.00'

S 27°20'00" W 207.00'

S 20°39'08" W

N 89°21'53" W 148.00'

S 89°30'28" E 591.40'

S 71°17'49" E 282.14'

S 28°52'00" W 70.00'

S 87°01'28" E 788.48'

N 47° W 773.75'

PROPERTY LINE

PROPERTY LINE

(66.0' WIDE)

STREET
N.Y.S. ROUTE 19

LAKE

S. LC
-1.11



1556 Dale Road
Warsaw, New York 14569

February 28, 2022

Village of LeRoy
3 West Main Street
LeRoy, New York 14482

RE: 143 Lake Street Construction Project

Dear Sir or Madam,

We are the owners of the property located at 143 Lake Street in the Village of LeRoy also known as tax map no. 5.-1-19.113, which is currently under contract to be sold to Eric Biscaro. It is our understanding that Mr. Biscaro plans to build multi-family housing units at this location. Please accept this letter as our authorization for Mr. Biscaro to apply for any necessary permits in relation to the proposed construction project at the above address.

Should you require anything further from us to facilitate this matter, please contact us directly at 585-322-6331.

Sincerely,



Caleb J. Nicodemus



Ariana M. Nicodemus

Structure

No image found for this Parcel.

2021 Assessment Information

Land Assessed Value	\$36,300
Total Assessed Value	\$36,300
Equalization Rate	92%
Full Market Value	\$39,457
Partial Construction	No
County Taxable	\$36,300
Municipal Taxable	\$36,300
School Taxable	\$36,300
Village Taxable	\$36,300

Property Description

Property Type	311 - Res vac land
Neighborhood Code	354 Lake & Main
SWIS	183601
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Road Type	-
Zoning	CON Conforming

Last Property Sale

Deed Date	11/05/2021
Deed Book	2021
Deed Page	1767
Contract Date	11/05/2021
Sale Date	11/05/2021
Date Last Physically Inspected	
Full Sale Price	\$0
Net Sale Price	\$0
Usable For Valuation	No
Arms Length	No
Prior Owner	Mark Nicodemus

Qwiler Information

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Caleb Nicodemus	1556 Dale Rd			Warsaw	NY	14569		
Ariana Nicodemus	1556 Dale Rd			Warsaw	NY	14569		

Land

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	03 - Undeveloped	15.30				
1	01 - Primary		112.00	388.93		

No Improvements Data Found

No Exemptions Data Found

Special Districts

Code Description	Type	Primary Units	Secondary Units	Amount
FD010 - Leroy fire	A	0.00	0.00	\$36,300.00

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
08/29/2012	894	376		08/29/2012		\$50,000	\$50,000	Yes	Yes	Raymond Yacuzzo
11/05/2021	2021	1767	11/05/2021	11/05/2021		\$0	\$0	No	No	Mark Nicodemus

143 Lake street LeRoy NY



04/23/2018

[PHD] 143 LAKE ST. 16 Acres



V-03-LEROY-3-22



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03/23/2021