



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-04-LEROY-6-22**  
Review Date **6/9/2022**

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

<b>LEROY, V.</b>
<b>ZONING BOARD OF APPEALS</b>
<b>Raymond Yacuzzo</b>
<b>Area Variance(s)</b>
<b>Area Variances to transfer the rear of one parcel to the adjacent parcel.</b>
<b>Lot Frontage</b> <b>Minimum required; 80 ft.</b> <b>Existing: 68.5ft. &amp; 19 ft.</b> <b>Proposed: 68.5ft. &amp; 19 ft.</b>
<b>39-41 Lake St. (NYS Rt. 19), LeRoy</b>
<b>Residential (R-3) District</b>

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

Given that the road frontage will not change for either parcel, the proposed variances should pose no significant county-wide or inter-community impact.

Director

June 9, 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:  
GCDD Referral # V-04-LEROY-6-22



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

RECEIVED  
Genesee County  
Dept. of Planning  
5/24/2022

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 Zonning Board of Appeals  
Address 3 West Main St.  
City, State, Zip LeRoy, New York 14482  
Phone (585) 768 - 6910 Ext. 223

**2. APPLICANT INFORMATION**

Name Raymond Yacuzzo  
Address 43 Lake Street  
City, State, Zip LeRoy, New York 14482  
Phone (585) 943 - 8167 Ext. \_\_\_\_\_ Email ryacuzzo@gmail.com

MUNICIPALITY:  City  Town  Village of LeRoy NY

**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 39-41 Lake Street  
B. Nearest intersecting road Wright Ave / Mill Street  
C. Tax Map Parcel Number 7.-1-23  
D. Total area of the property apprx .2 acre Area of property to be disturbed \_\_\_\_\_  
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  
Village of LeRoy Schedule A and 215-21
- C. Please describe the nature of this request seeking an area variance to separate appx 125' deep of current lot at 39-41 Lake street. Code for R-3 requires 80' frontage for a multifamily. Lot would have 68.50 feet of frontage. The separated rear section needs merger to 43.5 which would req approval as its a pre existing non conforming lot.

**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 type="checkbox"/> Site plan                    | <input type="checkbox"/> Location map or tax maps    | <input checked="" 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 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

APPLICATION  
to the  
LEROY ZONING BOARD OF APPEALS

PERMIT# 29-2022

Applicant: Raymond Yacuzzo

Location: 139 41 Lake St

Phone # 585 943 8167

Tax Map # 7.123

Subject: AREA USE VARIANCE

Fee: \$100.00

Date Received:	_____
Date Advertised:	_____
Date of Hearing:	_____
Decision:	_____

ryacuzzo@gmail.com

Application for permission to use property located in a R-3 District for use as Multi-Family property.

Reasons for proposed change of present status:

- 1] See attached
- 2] \_\_\_\_\_
- 3] \_\_\_\_\_

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

Applicant's Signature Raymond Yacuzzo Date: \_\_\_\_\_

Code Enforcement/Zoning Officer: Michael R.

Amount Received: \$100<sup>00</sup> Ck.# \_\_\_\_\_ Date: 5/24/22

By [Signature] Town Clerk

Applicant is looking to do a land separation on 39-41 Lake Street, the frontage on Lake Street is 68.50, Village R-3 code requires 80' for multi-family units, would require an 11.5' variance. If approved the rear portion of this lot would need to be merged to 43 1/2 Lake Street. This also would require approval as this is a pre existing non conform lot which would becoming larger if approved.



Lake Street (NY 19)

7-1-27

7-1-26.2

7-1-26.1

7-1-24

43 1/2 Lake St

7-1-23

7-1-22

37 Lake St Apartment 4

7-1-21

35 Lake St

47 Lake St

45 Lake St

7-1-25

43 Lake St

41 Lake St Apartment 1

39 Lake St Apartment 2

# Genesee County Web Mapping

[PHD]

43 Lake St, Le Roy, NY, 144 X

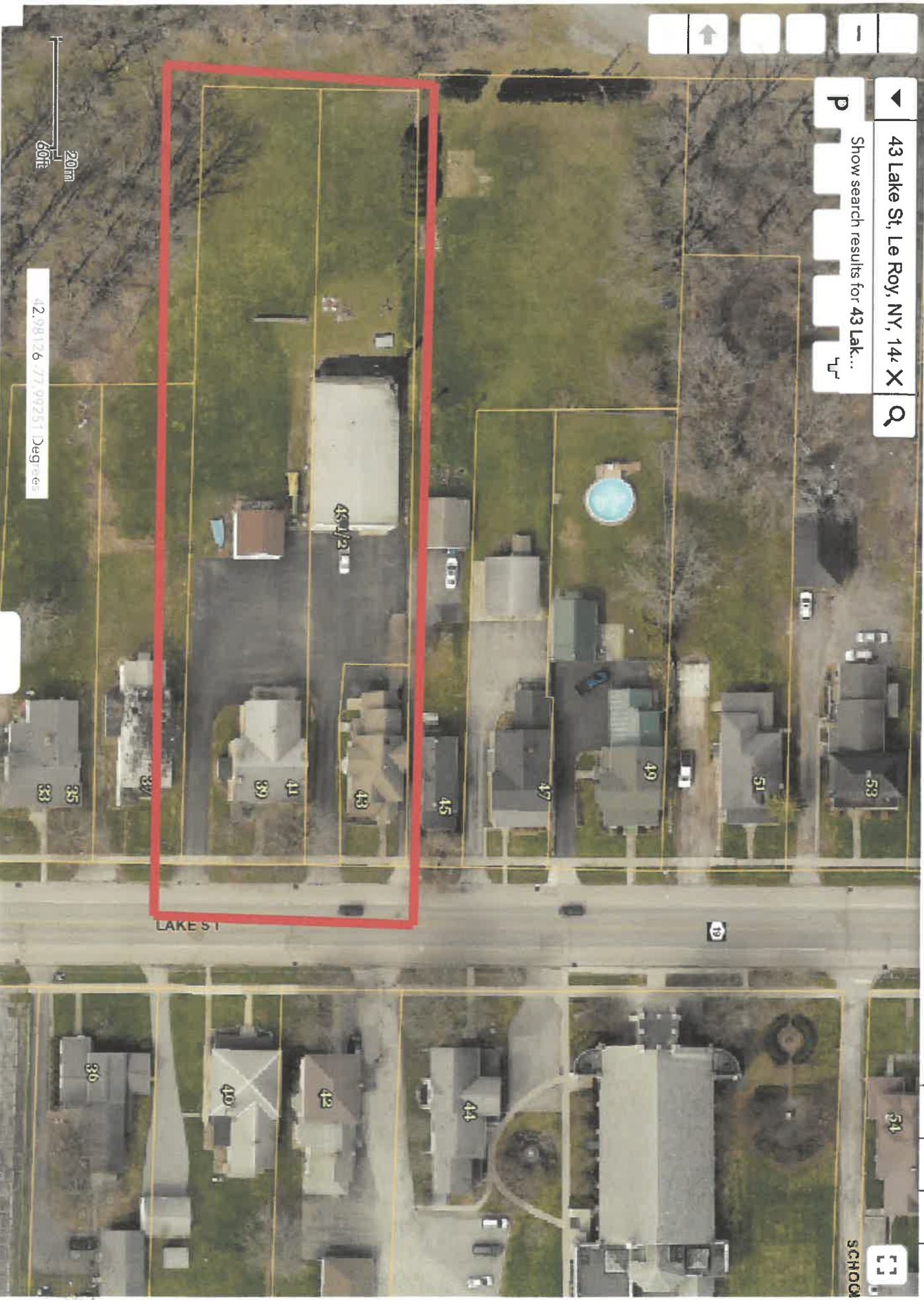
Show search results for 43 Lak...

P

⌂



SCHOOL



42.98126 -77.99251 Degrees

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