



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-07-LEROY-11-22**  
Review Date **11/10/2022**

Municipality	<b>LEROY, V.</b>
Board Name	<b>VILLAGE BOARD</b>
Applicant's Name	<b>Gabe Dean</b>
Referral Type	<b>Special Use Permit</b>
Variance(s)	
Description:	<b>Special Use Permit to convert the upper floor to residential use (4 apartments).</b>
Location	<b>15-17 Main St. (NYS Rt. 5), LeRoy</b>
Zoning District	<b>Central Commercial (C-2) District</b>

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

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

Director

November 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-07-LEROY-11-22



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

RECEIVED  
Genesee County  
Dept of Planning  
11/1/2022

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 Gabe Dean  
Address 508 Schiffman St. NE  
City, State, Zip Huntsville, Al 35801  
Phone (517) 899-8547 Ext. \_\_\_\_\_ Email gabe@mystoragegl.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         | <input type="checkbox"/> 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 15-17 Main Street, LeRoy, New York 14482  
B. Nearest intersecting road Mill Street  
C. Tax Map Parcel Number SBL 9.-2-28  
D. Total area of the property .7 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  
215-31B(6)

C. Please describe the nature of this request Owners looking to convert upstairs to residential use, see attached page for details.

**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 checked="" type="checkbox"/> Photos                             |
| <input type="checkbox"/> Subdivision plot plans       | <input type="checkbox"/> Elevation drawings          | <input checked="" type="checkbox"/> Other: <u>proposal description</u> |
| <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

Proposed use of the property -

- Downstairs leasing the commercial space to a qualified tenant
- Upstairs will be constructing four 2 bedroom and 1 bathroom residential apartments using the blank canvas of 4,500 square feet of space.

Proposal Description

- Downstairs - there is 4,000 square feet of open commercial use. The restaurant that is operating there are the current owners of the building who are selling the building to us and are retiring. We would like to lease the space to a qualified commercial tenant.
- Upstairs - there is 4,500 square feet of wide open space. We would like to construct and outfit four 2 bedroom/1 bath apartments for residential use and rent them to qualified tenants. We have studied the market demand in the area and it is extremely high. We also own other rental properties in the local region and understand the need for housing. We feel this would be a great opportunity to provide four living spaces right in the heart of LeRoy on main street and in the commercial district adding to the local economy. Our general contractor is putting together a cost analysis and working with a local architect we hired to put a detailed site plan in place for the project.

TOWN/VILLAGE of LEROY  
Application

**SPECIAL USE PERMIT**

PERMIT # 57-2022

Applicant: Gabe Dean For office use only Date Received: 1 NOV 22  
Address: 508 Schiffman st. NE Date advertised: \_\_\_\_\_  
Huntsville, AL Date of Hearing: \_\_\_\_\_

Phone # \_\_\_\_\_ SBL # 9.-2-28  
Fee: \$250.00 (R+A Zones)  
\$200.00 (all other zones)

Decision \_\_\_\_\_

I hereby apply for a Special Use to:  
outfit 4-2 bedroom / 1 bath apartments in the  
4500 square foot space upstairs in 15 Main St. Le Roy, NY 14482

Reasons for proposed change of present status:  
1] Currently, the building is zoned C-2 and in the zoning ordinance for residential use, we need a special use permit.

2] It is a beautiful blank canvas with exposed brick that would create great living spaces (4 apartments) for downtown Le Roy.

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

Signature of Applicant: [Signature] Date: 10/27/2022

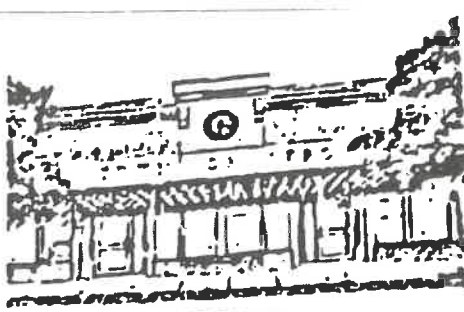
Signature of CEO: [Signature] / [Signature]

Amt. Rec'd. 4400 Ck. # 1074 Date rec'd. 11/1/22  
By [Signature] Town Clerk

James R. Farnholz  
Supervisor

Patricia A. Canfield  
Town Clerk/Tax Collector

Darryl Sehm  
John Duyssen  
Town Justices



John Armbrage  
John Johnson  
Ron Pangrazio  
Town Council

Eric Stauffer  
Supt. of Highways

### APPLICATION FOR SITE PLAN REVIEW

#### PROPERTY INFORMATION

ADDRESS: 15-17 Main St. LeRoy, NY 14482  
ZONING CLASSIFICATION: C-2 Tax Map ID # SBL90-2-28  
PRESENT USE OF PROPERTY: Downstairs - Commercial restaurant / upstairs - 4500 sq ft spec  
PROPOSED USE OF PROPERTY: Keep commercial use & lease downstairs to qualified business / upstairs - construct 4-2 bedroom / 1 bathroom ap

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

- Downstairs there is 4,000 sq. ft of open commercial use. The restaurant is operated by the owners of the building who are selling & retiring. We would lease that space to a qualified commercial tenant.
- upstairs there is 4500 square feet of wide open space. We would outfit 4-2 bedroom / 2 bath apartments for residential use & rent them to qualified tenants.

#### APPLICANT CONTACT INFORMATION NAME:

NAME: Gabe Dean PHONE: 517-899-8547  
ADDRESS: 508 Schiffman St. NE Huntsville, AL ZIP: 35801  
EMAIL: gabe@mystoragegl.com.

#### PROPERTY OWNER CONTACT INFORMATION (IF DIFFERENT FROM APPLICANT)

NAME: Gabrielle Keister PHONE: 585-704-7687  
ADDRESS: 9660 Perry Rd, LeRoy NY ZIP: 14482

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

G Keister \_\_\_\_\_ Date rec'd. \_\_\_\_\_

Code Officer's Signature: See Special Use Permit \_\_\_\_\_

Clerk's Signature: \_\_\_\_\_ Ck. No. \_\_\_\_\_

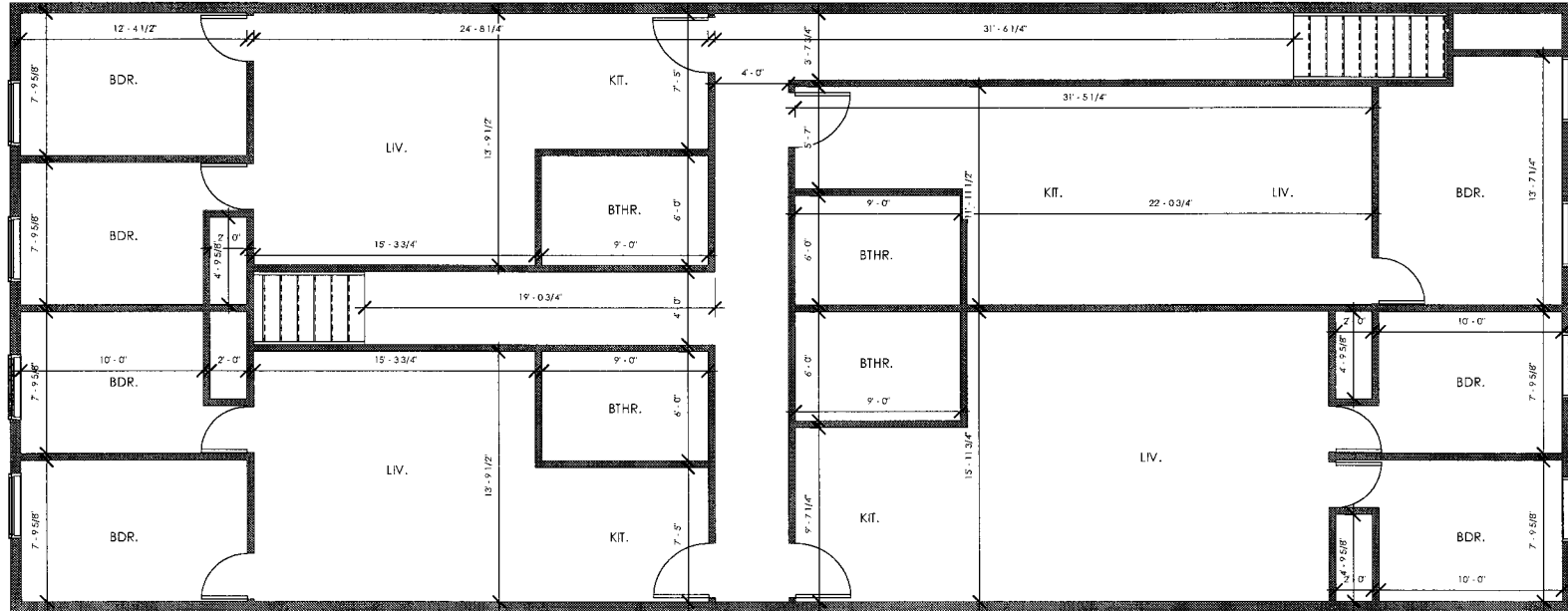
"This institution is an equal opportunity employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Form, found online at [http://www.aphis.usda.gov/complaint\\_filing\\_cust.html](http://www.aphis.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing 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, 1480 Independence Ave. S.W., Washington, D.C. 20250-9410, by fax (202)690-7442 or email at [program.adjudication@aphis.usda.gov](mailto:program.adjudication@aphis.usda.gov)."



Front of Building

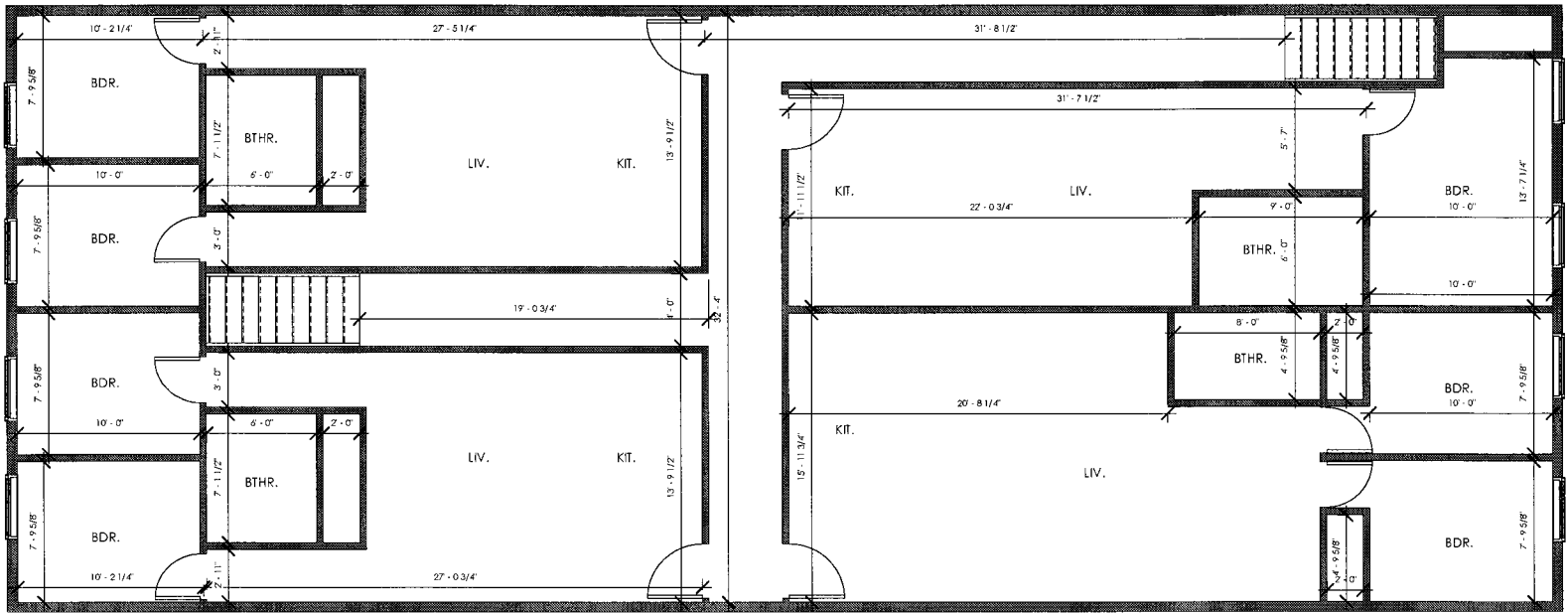


Myrtle St Myrtle St Myrtle St

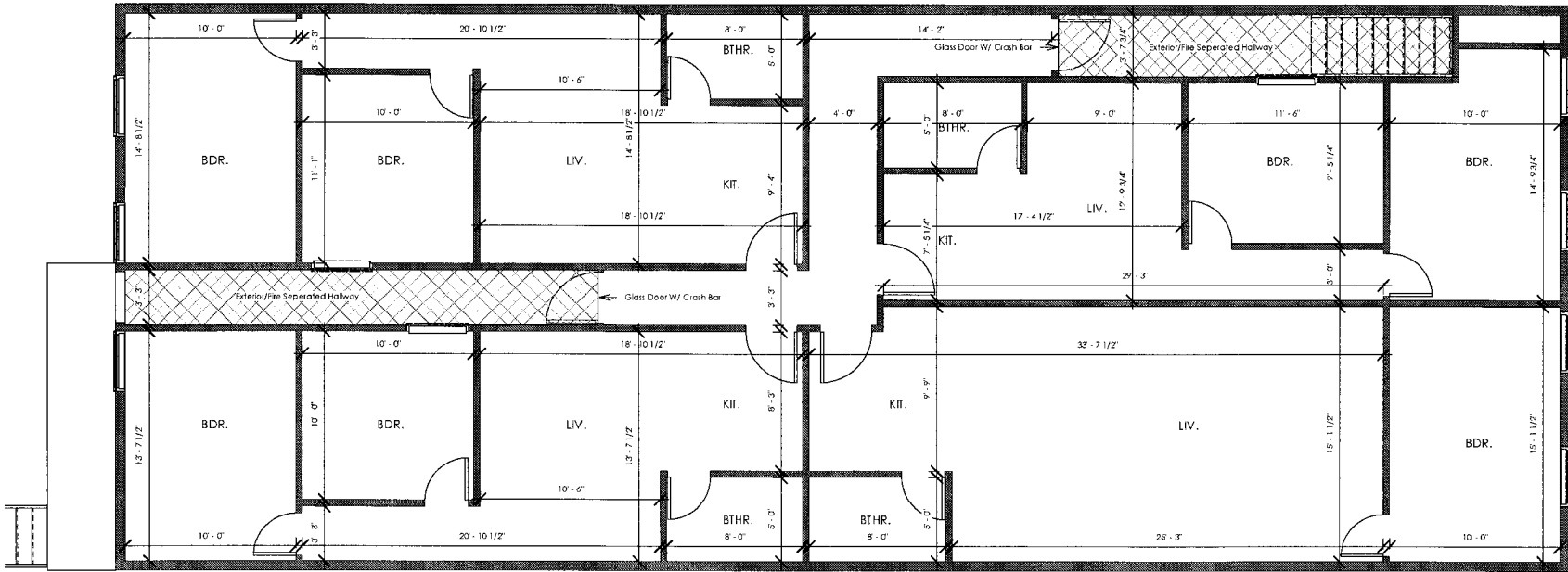


① OPTION 3  
3/16" = 1'-0"

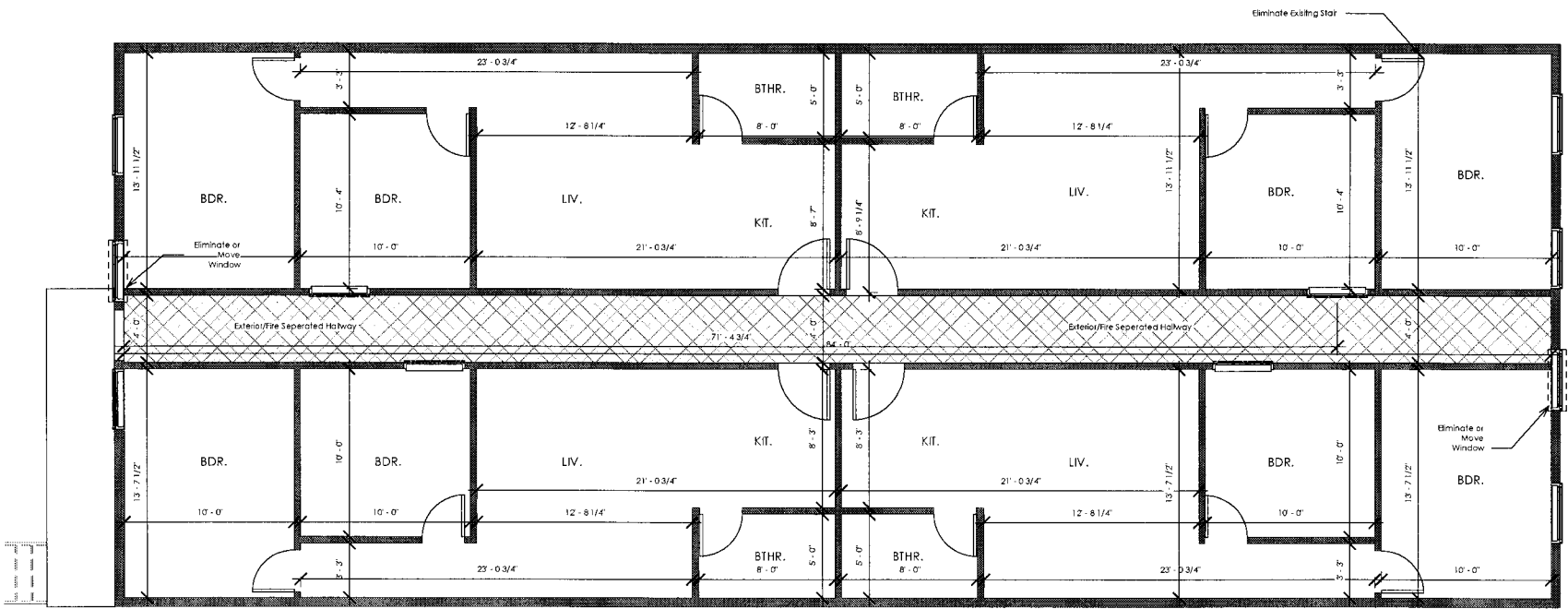




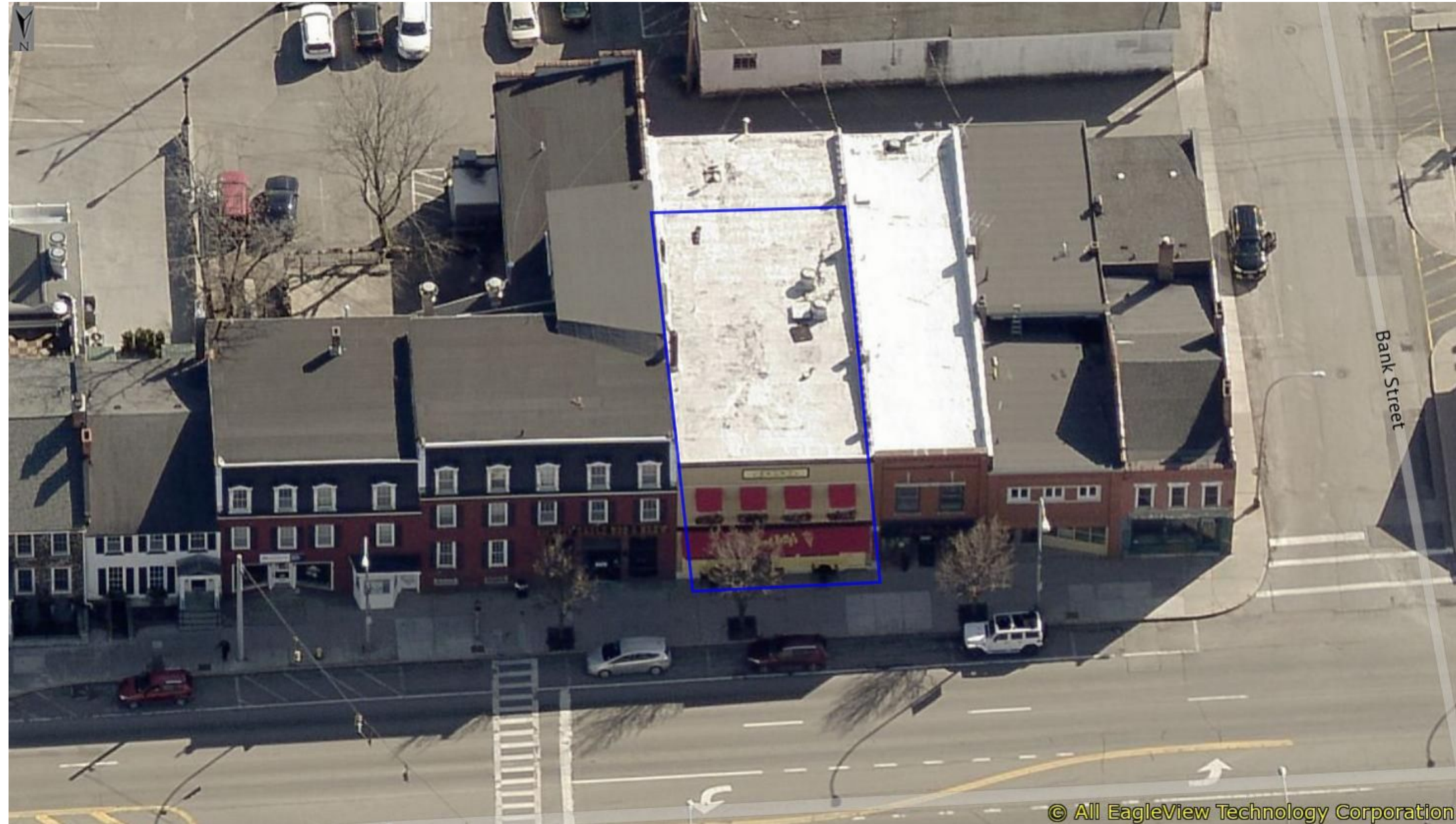
① OPTION 4  
 3/16" = 1'-0"



① OPTION 5  
3/16" = 1'-0"



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03/21/2021