GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**T-01-LEROY-8-20**
Review Date	**8/13/2020**
Municipality	**LEROY, T.**
Board Name	**PLANNING BOARD**
Applicant's Name	**PCORE Electric Inc.**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to build a 2,790 sq. ft. (29.7 x 94 ft.) addition to an exiting nonconforming industrial use. A new 6,700 sq. ft. pad will also be created.**
Location	**135 Gilbert St., LeRoy**
Zoning District	**Residential (R-1) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed addition should pose no significant county-wide or inter-community impact. It is recommended that the applicant does not disturb the vegetative buffer to Oatka Creek to minimize the impact of runoff from the new asphalt pad.

Felix A. [illegible]

Director

August 13, 2020

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 # T-01-LEROY-8-20

RECEIVED
Genesee County
Dept. of Planning
7/28/2020

* GENESEE COUNTY * PLANNING BOARD REFERRAL

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. 223

2. APPLICANT INFORMATION

Name PCORE Electric Inc.
Address 135 Gilbert Street
City, State, Zip LeRoy, New York 14482
Phone (585) 768-1232 Ext. Email rcassatt@hubbell.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of LeRoy, New York

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 135 Gilbert street LeRoy, New York 14482
B. Nearest intersecting road Munson Street
C. Tax Map Parcel Number 29.-1-90
D. Total area of the property 41.23 Acres Area of property to be disturbed 9500sqft
E. Present zoning district(s) R-1

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

Town of LeRoy Code 165-13 C (2)

C. Please describe the nature of this request Property owners would like to build a 2800sqft. addition and a new 6700sqft asphalt pad. Town code 165-13 C.(2) requires that nonconforming uses may be enlarged by special permit only.

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, New York 14482 Email mrisewick.codeleroyny.org

TOWN/VILLAGE of LEROY
Application

SPECIAL USE PERMIT **PERMIT #** 49-2020

For office use only

Applicant: PCORE ELECTRIC CO. INC. *Date Received:* 16 JULY 20
Address: 135 GILBERT ST. *Date advertised:*
LEROY, NY 14482 *Date of Hearing:*

Phone # *SBL #* 29.-1-90
Fee: *$250.00 (R+A Zones)*
$200.00 (all other zones)

Decision

I hereby apply for a Special Use to:
CONSTRUCT A BUILDING ADDITION APPROXIMATELY 2,800 SQ-FT

Reasons for proposed change of present status:
1] AS REQUIRED BY TOWN CODE SECTION 165-13 C. (2)

2]

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

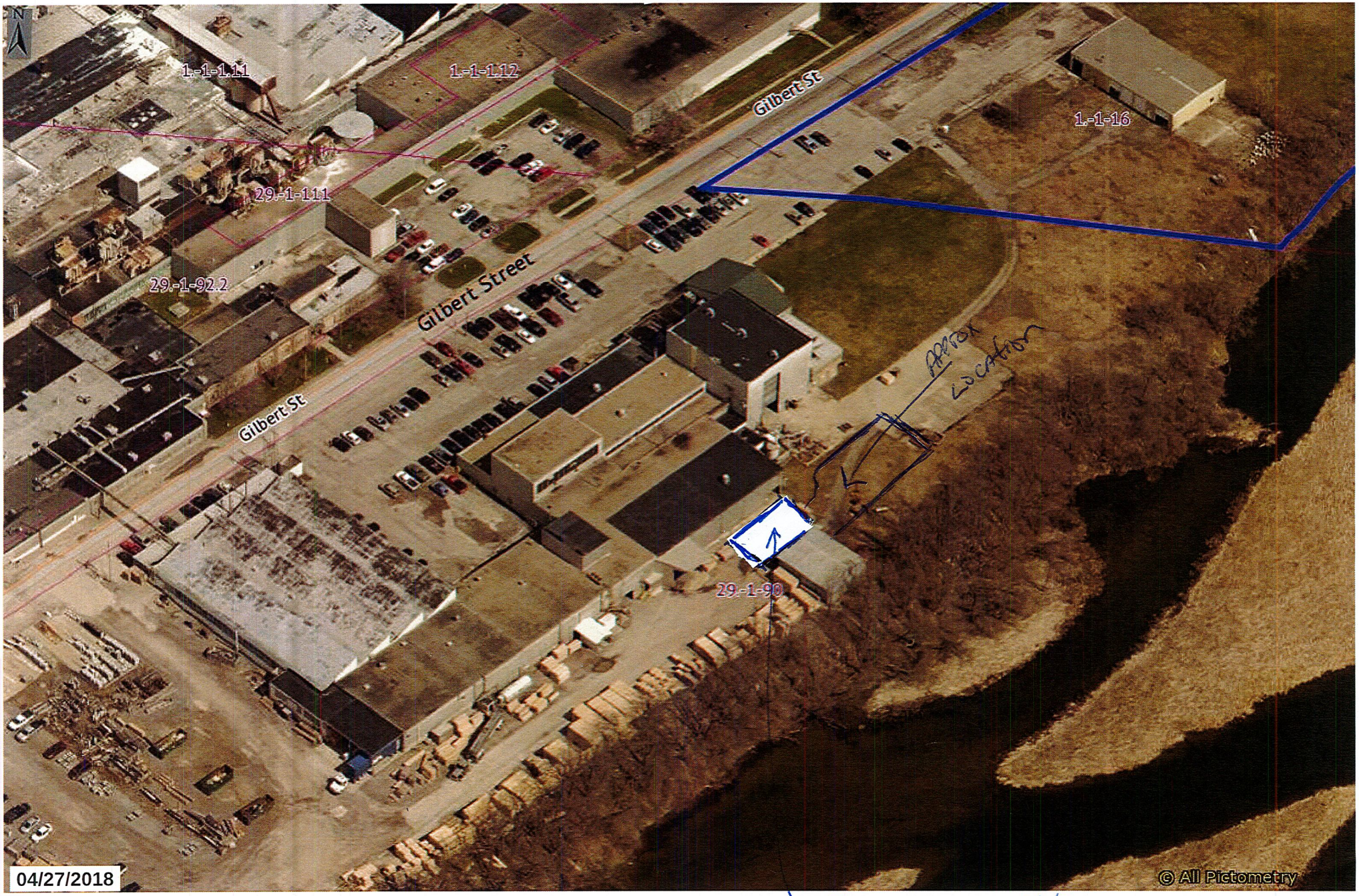
Signature of Applicant: Brian E Woodall *Date:* 07-01-2020

Signature of ~~CEO~~ VP/GM Mark S Michael Rise Code Enforcement Officer

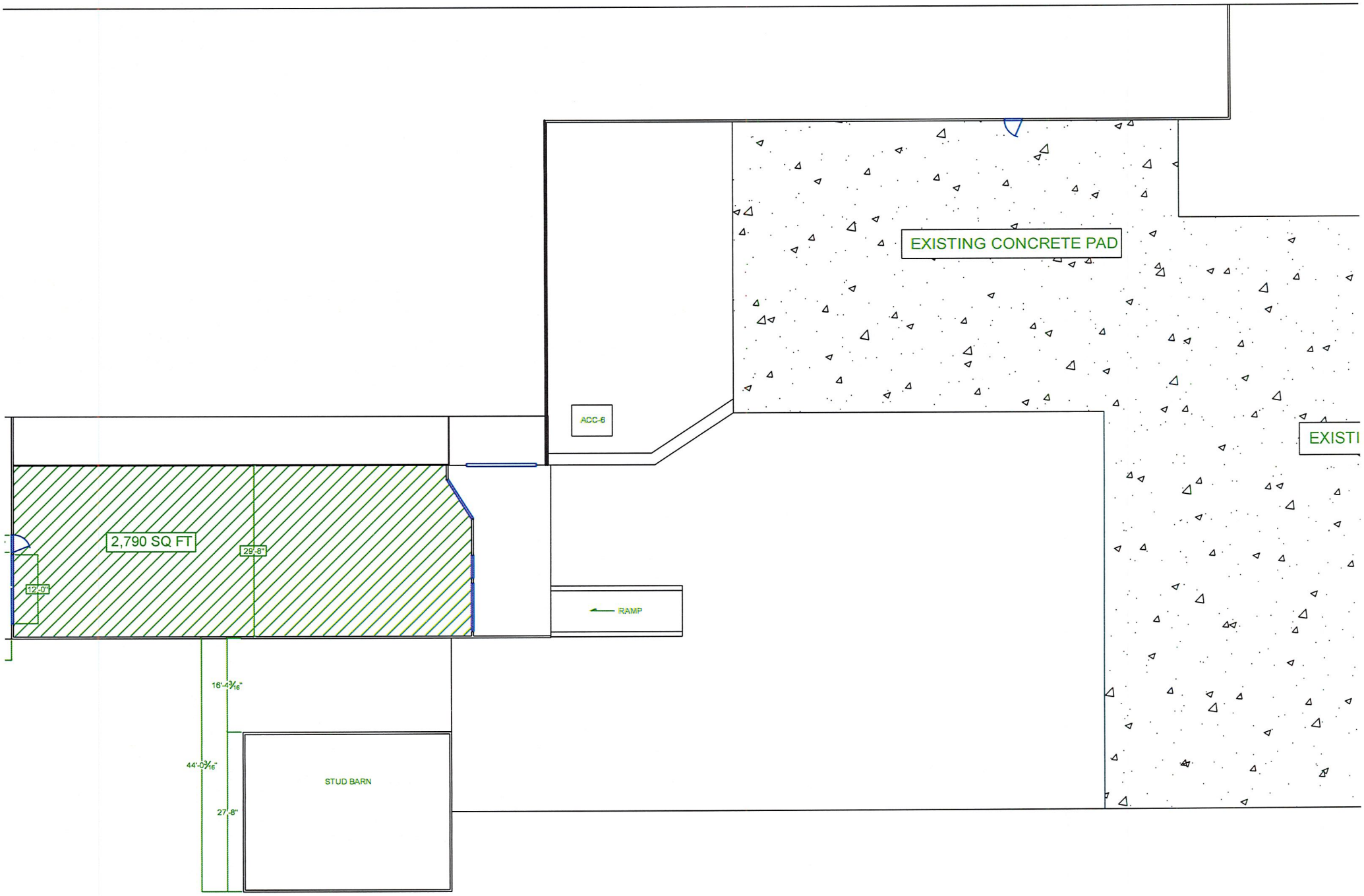
Amt. Rec'd. $200 Credit Card ~~*Ck. #*~~ *Date rec'd.* 7/16/20
By *Town Clerk*

Revision 4-2015

P-Core Electric Co. Inc



Approx Location of addition


EXISTING CONCRETE PAD
EXISTI
ACC-6
2,790 SQ FT
29'-8"
12'-0"
RAMP
16'-4 3/16"
44'-0 3/16"
27'-8"
STUD BARN