

LeRoy

ZONING BOARD of APPEALS

April 26, 2016

The LeRoy Zoning Board of Appeals regular meeting was held at the LeRoy Town Hall, 48 Main Street, LeRoy, NY 14482.

Present: John Rider, Chairperson
Robert Uberty
Debbi Jackett

Absent: Matt Gilligan, Alt.

Recording Secretary: Laura Brodie

Others present: CEO/ZEO Jeff Steinbrenner, Town Supervisor Stephen Barbeau, Attorney Reid Whiting, Mark O’Gee

Use/Area Variance Training – Presented by Reid Whiting

Organizational Meeting – ZBA to discuss time of meeting, day of the week and information regarding resolutions made by the Town Board.

Area Variance (Public Hearing) – Mark O’Gee of 9234 Glenwood Drive would like to build a garage seven (7) feet from the side property line. Town zoning for an R-1 area requires a side setback of 20 feet. He is requesting a 13 foot side setback variance.

From 7pm until 8pm, Attorney Reid Whiting gave a very informative training session regarding use and area variances. He included several hand-out sheets to use as a follow-along tool, as well as check list guidelines for the Zoning Board to use in the future.

At approximately 8pm, the Zoning Board held an Organizational meeting, during which time the board unanimously agreed to have the meetings begin at 7pm the last Thursday of every other month, February, April, June, August, October, and December. This newly appointed board will meet to discuss only business in the town outside of the village.

Directly following the Organizational Meeting, the board was introduced to Mark O’Gee a town resident who resides at 9234 Glenwood Drive. Mr. O’Gee was requesting a variance to his property (same address) where he would like to erect a two-car attached garage. He had drawings of said garage placement which would be located outside the allowed area of 12” and only be 6’ from the lot-line. Mr. O’Gee confirmed that the seven (7) feet request was inaccurate and acknowledged he would like it to be built within six (6) feet of the lot line. After discussion the board did approve his variance.

Questions in the Facts & Findings form were as follows:

- | | | | |
|----|-------|----|---|
| 1. | Yes | No | 3 |
| 2. | Yes | No | 3 |
| 3. | Yes 3 | No | |
| 4. | Yes | No | 3 |
| 5. | Yes 2 | No | 1 |

Motion made by Bob Uberty to grant the variance. The motion was seconded by Debi Jackett. Vote as follows – Aye – Debbi Jackett, John Rider, Bob Uberty. Nay – none. Motion approved.

The complete decision will be filed in the Town Clerk’s office within (5) five business days.

With all business considered at 8:24 P.M., Bob Uberty made a **MOTION** to adjourn. Debbi Jackett seconded the motion. The motion passed unanimously with vote as follows: “Aye” D. Jackett, B. Uberty, J. Rider “Nay” none.

Respectfully submitted,
Laura Brodie, Recording Secretary