Planning Board Meeting of the Town of LeRoy held on Tuesday, February 21, 2023 at 7:00 PM in the Boardroom of the

Town Hall, 48 Main Street, LeRoy New York.

**Members Present:** John Mangefrida, Chairman

Marny Cleere, Member

Thomas Frew, Member

David MacKenzie, Member

Patrick Major, Member

**Absent:**  Thomas McGinnis, Joan Tresco

**Recording Secretary:** Patricia A. Canfield

**Others Present:**  Jeff Steinbrenner, Mike Risewick Code Enforcement

Brenda Steffenella, Raymond Yacuzzo, Bonnie Reed,

Ron Pangrazio, Craig Johnson Fire Chief

The meeting was called to order by Chairman Mangefrida at 7:00 PM followed by approval of the minutes of the meeting of December 20, 2022 on **MOTION** by Marny Cleere and seconded by David MacKenzie and passed unanimously.

***NEW BUSINESS:***

1. **Pangrazio Family – Land Separation – South Street Rd – Tax Map 31.-1-37.113 –**

The Pangrazio family is requesting a land separation to adopt three building lots and have included Genesee County Tax Search from 2019 through 2022.

On **MOTION** by Thomas Frew and seconded by Patrick Major and passed unanimously to accept the Land Separation as presented by applicant, Pangrazio Family to adopt three building lots from Tax Map 31.-1-37.113 located on South Street Road, LeRoy NY with 175’ frontage each and 73.51’ access to remaining land to West.

1. **Raymond Yacuzzo – Land Separation – 39-41 Lake Street – Tax Map 7.-1-23 -**

Applicant previously submitted for an area variance due to a non-conforming lot followed by land separation permit application to combine shop and garage units.

On **MOTION** by Thomas Frew and seconded by Mary Cleere and passed unanimously to accept the Land Separation Application inclusive of property survey as submitted by Raymond Yacuzzo 39-41 Lake Street, LeRoy NY,

Tax Map 7.-1-23 to combine shop and garage units merging rear property with adjacent property.

1. **Sam & Brenda Steffenella – Area Variance – 9235 Glenwood Drive – Tax Map 31.-1-30 –**

Area Variance application submitted to convert existing garage into living space and construct new garage for vehicles and storage. New garage construction would require both a 6’ and 20’ variance for compliance and would follow existing roof line.

On **MOTION** by David MacKenzie and seconded by Marny Cleere and passed unanimously to refer the Area Variance Application submitted by Sam and Brenda Steffenella, 9235 Glenwood Drive, LeRoy NY, Tax Map 31.-1-30

to the Town of LeRoy Zoning Board of Appeals for consideration of Variance as submitted.

1. **Andrew Lathan – Site Plan Review – 55 North Street – Tax Map 6.-1-41.2 –**

Preliminary Site Plan submitted by applicant to construct 36’x50’x16’ pole barn for use as repair and storage with sewer, gas and water lines installed from North Street.

On **MOTION** by Patrick Major and seconded by Marny Cleere and passed unanimously to approve Application for Site Plan Review submitted by Andrew Lathan for 55 North Street, LeRoy NY, to construct a pole barn structure

Tax Map 6.-1-41.2 [Industrial] for use as repair shop and/or storage with large access doors facing South and West and utilities to be serviced from North Street to new facility.

1. **Richard Prinzi - Route 5 Solar AES – West Main Road – Tax Map 29.-1-12.1; 29.-1-13.2 -**

The site plan submitted by AES has been approved by Labella Associates after required modifications were implemented. Labella will respond to Fire Marshal regarding emergency vehicle access requirements. Code Office has relayed all pertinent information to Town Board for concurrence.

On **MOTION** by Marny Cleere and seconded by Thomas Frew and passed unanimously to acknowledge the site plan approval submitted by AES for Route 5 Solar installation with requirement of addition of Knox Box fencing and clarification of roadway for fire/emergency apparatus turn-a-round with Planning Board recommendation to Town Board approval of final site Plan with Decommissioning Bond in place.

With no further business to come before the Board, on **MOTION** by David MacKenzie and seconded by Marny Cleere and passed unanimously to adjourn at 7:45 PM. Respectfully submitted, Patricia A. Canfield, Recording Secretary