



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-02-LER-09-25

Review Date

9/11/2025

Municipality

LEROY, T.

Board Name

ZONING BOARD OF APPEALS

Applicant's Name

Steve Hall

Referral Type

Variance(s)

Description:

Area Variance(s)

Area Variance to install a pre-built garage at an existing residence.

Front Yard Setback

Minimum required: 75 ft.

Existing home: Approx. 70 ft.

Proposed garage: 45 ft.

Location

6784 East Bethany-LeRoy Rd., LeRoy

Zoning District

Residential Agricultural (R+A) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed garage should pose no significant county-wide or inter-community impact.

Director

September 11, 2025

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-02-LER-09-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 4:25 pm, Sep 04, 2025

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 Town Board

Address 48 Main St.

City, State, Zip LeRoy, New York 14482

Phone (585) 768 - 6910 Ext. 225

2. APPLICANT INFORMATION

Name Steve Hall

Address 6784 East Bethany- Leroy Rd

City, State, Zip LeRoy, New York 14482

Phone (585) 429 - 0671 Ext. _____ Email _____

MUNICIPALITY: ☐ City ☒ Town ☐ Village of LeRoy

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 6784 East Bethany- Leroy Rd.

B. Nearest intersecting road Codell Rd. (Stafford)

C. Tax Map Parcel Number 30.-1-50

D. Total area of the property 18.5 Area of property to be disturbed 960 ft 2

E. Present zoning district(s) R&A

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

165-15E 2

C. Please describe the nature of this request Home owner wishes to put a pre built garage at the indicated location for vehicle storage. He would be 45 feet from the road. The required set back is 75 feet. requesting a 30 ft variance.

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 Andy Wilcox Title CEO Phone (585) 768 - 6910 Ext. 225

Address, City, State, Zip 48 Main St LeRoy, NY 14482 Email awilcox.code@leroyny.org

APPLICATION
to the
LEROY ZONING BOARD OF APPEALS

PERMIT # 57-2025

Applicant: STEVEN HALL

Location: 6784 E. Bethany - LeRoy Rd

LeRoy, NY 14482

Phone # 429-0671

Tax Map # 30.-1-50

Subject: AREA USE VARIANCE

Fee: \$100.00

Date Received: Sept. 3 2025

Date Advertised: _____

Date of Hearing: _____

Decision: _____

Application for permission to use property located in a R4A District for use as Garage w/ 30' Front Variance property. (residential)

30' Front setback
variance
required (15')

Reasons for proposed change of present status:

- ☐ 1] Only Level area on Property to accommodate the garage
close enough to the house (due to septic + leach field)
- ☐ 2] Allows the owner to keep his old growth trees in the
yard.
- ☐ 3] The Best spot for ease of access to vehicles

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

Applicant's Signature [Signature] **Date:** 9/3/25

Code Enforcement/Zoning Officer: Andrew Wilcox

Amount Received: 100⁰⁰ **Ck. #** CC **Date:** 9/3/25

By: [Signature] **Town Clerk**

CEO: 3/2006, 7/2007, 10/2008

Code 165-15 (E) (2)



East Bethany - LR Rd

6784 East Bethany - LR Rd

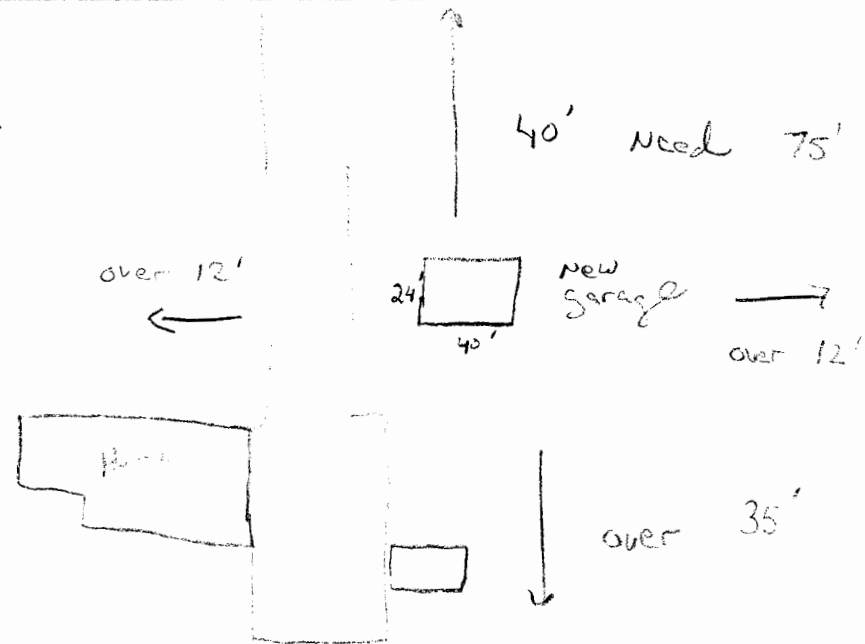
R4A zone

Setbacks 165-15 (E2)

Front 75'

Side 12'

Rear 35'



6784 East Bethany-LR Rd

R+A Zone

Need a 30' variance
for front set back

Need 75' Ave 45'

Code 165-15 (E 2)



New
garage

Needs

30'
Variance
on
a

75' Front
Set Back











Sept. 3, 2025

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Please take notice that the Town of LeRoy Zoning Board of appeals will hold a Public Hearing to consider the request of Steve Hall for an area Variance to the front setback for a 24' x 40' garage at 6784 East Bethany-Leroy Rd, LeRoy, New York 14482. Town zoning for an R&A zone requires 75 'minimum Front set-back. The Proposed location would be 45' from the lot line requiring a 30' variance. Said hearing will be held Sept. 23, 2025, at 7:00 PM at the Town Hall, 48 Main Street, LeRoy NY. Inquiries regarding the hearing may be directed to the Zoning Office at 768-6910 ext. 225 or by attending the hearing.

You are receiving this notice because you own property within 250' of 6784 East Bethany-Leroy Rd.

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