



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

V-02-LER-04-26

Review Date

4/9/2026

Municipality
Board Name

LEROY, V.

ZONING BOARD OF APPEALS

Applicant's Name

Michelle Green

Referral Type

Variance(s)

Area Variance(s)

Description:

Area Variance to expand a front porch.

Front Yard Setback

Minimum Required: 25 ft.

Existing and Proposed: 12 ft.

Location

86 W. Main St. (NYS Rt. 5), LeRoy

Zoning District

Residential (R-2) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

Given that the porch addition will not encroach any further into the setback than the existing porch, the proposed variance should pose no significant county-wide or inter-community impact.

Director

Thursday, April 9, 2026

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-02-LER-04-26

*** 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) Village ZBA
Address 3 West Main Street.
City, State, Zip LeRoy, New York 14482
Phone (585) 768-2527 Ext. 2215

2. APPLICANT INFORMATION

Name Michelle Green
Address 86 West Main Street
City, State, Zip LeRoy, New York 14482
Phone [REDACTED] Ext. [REDACTED] Email [REDACTED]

MUNICIPALITY: City Town Village of LeRoy

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|---|--|---|
| <input checked="" 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 type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

- A. Full Address 86 West Main Street Le Roy, New York 14482
- B. Nearest intersecting road Lent Ave
- C. Tax Map Parcel Number 3.-1-20
- D. Total area of the property 18,018 sqft Area of property to be disturbed 112sqft
- E. Present zoning district(s) R-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
Zoning Schedule A For R-2 Single Family Home
- C. Please describe the nature of this request applicant looking to extend front porch 14' x 8' along the width of the house. Would be no closer to the road than the current portion of porch is.

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 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 type="checkbox"/> Other: _____ |
| <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

APPLICATION
to the
LEROY ZONING BOARD OF APPEALS

PERMIT# 12-2026

Applicant: Robert & Michelle Green

Location: 86 West Main St

Phone # [REDACTED]

Tax Map # 3.-1.-20

Subject: AREA USE VARIANCE

Fee: \$100.00

Date Received:	<u>4/2/26</u>
Date Advertised:	_____
Date of Hearing:	<u>4/28/26</u>
Decision:	_____

Application for permission to use property located in a R-2 District for use as Residential property.

Reasons for proposed change of present status:

- 1] Expand front porch across the front of the house, will not be any closer to the road than the current structure. Current structure with expansion requires a 13 foot variance to code.
- 2] _____
- 3] _____

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

Applicant's Signature Michelle Green Date: 3/31/2026

Code Enforcement/Zoning Officer: Michael Rosenbach

Amount Received: \$100.00 Ck.# 197 Date: 3/31/26

By: [Signature] Town Clerk

You are receiving this notice because you own property within 250' of 86 West Main Street

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Please take notice that the Village of LeRoy Zoning Board of appeals will hold a Public Hearing to consider the request of Robert and Michelle Green at 86 West Main Street, LeRoy, New York 14482 for an area Variance to extend their front porch 14' x 8' across the width of their home. Village zoning for a single- family home in an R-2 zone requires 25 feet front set back, proposed porch location would require a 13' front variance. Said hearing will be held on 28 April 2026 at 7:00 PM at the Village Hall, 3 West Main Street, LeRoy NY. Inquiries regarding the hearing may be directed to the Zoning Office at 768-6910 ext. 223 or 225 by attending the hearing.

Structure

Building Style	08 - Old style
Number of Stories	2.0
Exterior Wall Material	03 - Alum/vinyl
Actual Year Built	1890
Eff. Year Built	1940
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	3
Number of Fireplaces	
Heat Type	2 - Hot air
Fuel Type	-
Central Air	No
Basement Type	4 - Full
Total Sq Ft	1588
1st Story Sq Ft	906
2nd Story Sq Ft	682
1/2 Story Sq Ft	
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	3 - Normal



[View Property on GIS Map](#)

2025 Final Assessment Information

Land Assessed Value	\$14,200
Total Assessed Value	\$128,000
Equalization Rate	93.00%
Full Market Value	\$137,634
Partial Construction	No
County Taxable	\$128,000
Municipal Taxable	\$128,000
School Taxable	\$128,000
Village Taxable	\$128,000
Roll Section	1

Property Description

Property Location	86 West Main St
Property Type	210 - 1 Family Res
Neighborhood Code	354 Lake & Main
SWIS	183601
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
Zoning	CON Conforming
School	LeRoy School
Grid East	1304477
Grid North	1085774
Acres	0.00
Front	49.50
Depth	364.00
Agricultural District	No

Last Property Sale

Deed Date	09/30/1999
Deed Book	746
Deed Page	56
Contract Date	
Sale Date	09/30/1999
Full Sale Price	\$69,900
Net Sale Price	\$69,900
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Robert Harris

Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Robert Green	86 W Main St			LeRoy	NY	14482		
Michelle Green	86 W Main St			LeRoy	NY	14482		

Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
09/30/1999	746	56		09/30/1999		\$69,900	\$69,900	Yes	Yes	Robert Harris

Code Description	Amount	Exemption %	Start Year	End Year
41854 - BAS STAR	\$28,450.00		2001	

Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary		49.50	364.00		

86 west main

90 west main

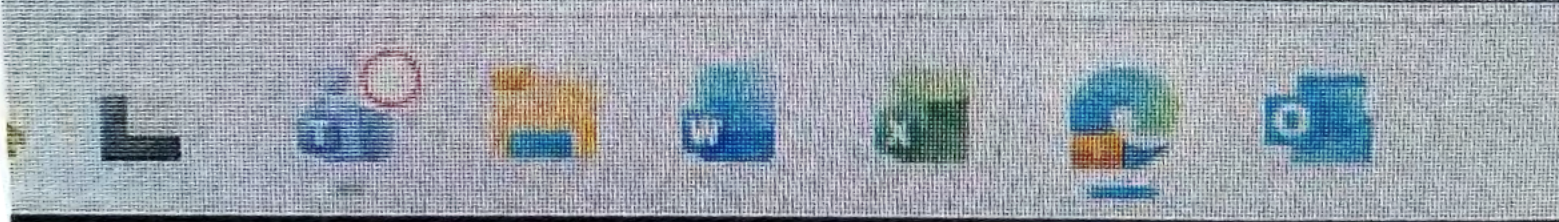
86 w. main

84 w. main



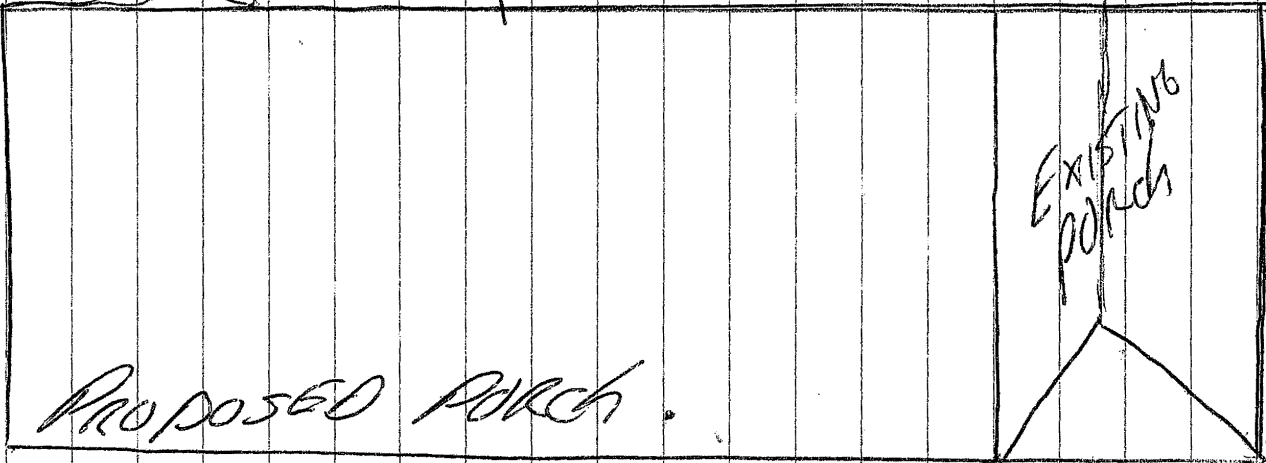
PROPOSED Porch would be mirror image of 84 west main

04/04/2025



ELL

EXISTING HOUSE



PROPOSED PORCH

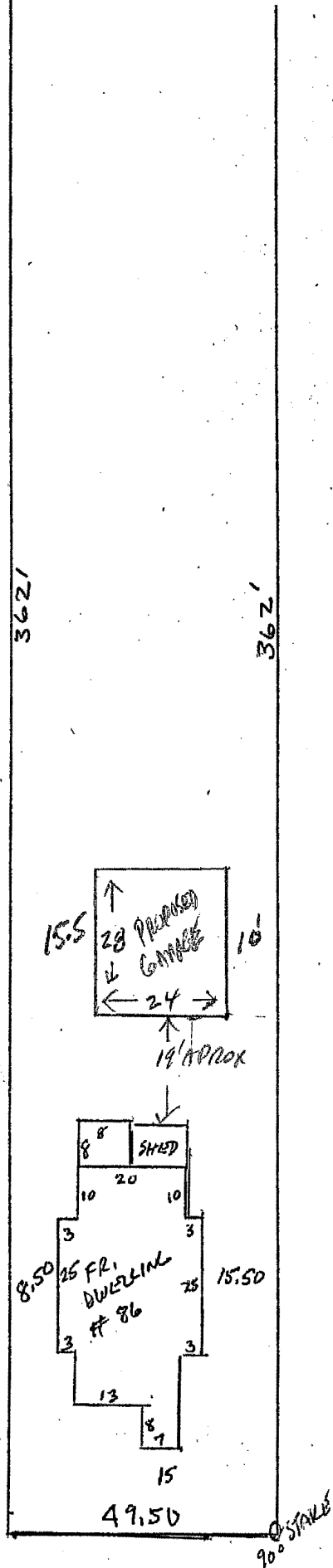
EXISTING PORCH

8'

DRIVENWAY

21'

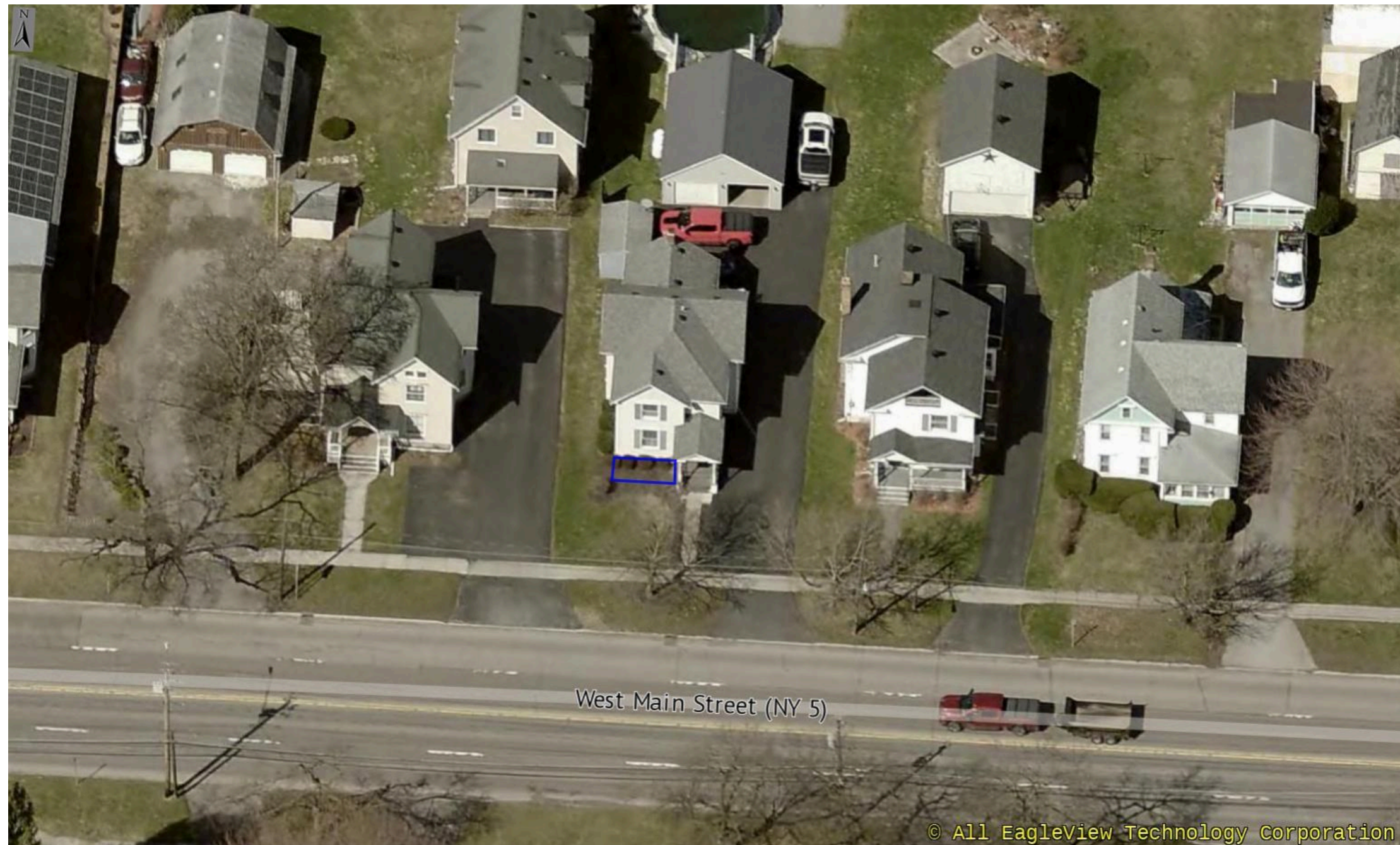
SIDEWALK



1" = 30'

WEST MAIN STREET

V-02-LER-04-26



West Main Street (NY 5)

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04/04/2025