RECEIVED

OCT 26 2026

TOWN OF PERINTON TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NUMBER 44-2026 FEE $ 100-
(verify fee with staff)

MEETING DATE 11/23/26

APPLICATION FORM -AREA VARIANCE - **RESIDENTIAL**

Please see Zoning Board of Appeals Procedures and Application Requirements

1. APPLICANT

Name George Leuzzi Phone [redacted]

Mailing address 21 Rolling Hill Drive City Fairport Zip 14450

Interest in Property: Owner ✓ Lessee ____ Other ____

2. PROPERTY OWNER (if other than applicant)

Name N/A Phone ____

Mailing address ____ City ____ Zip ____

3. ATTORNEY (if represented)

Name N/A Phone ____

Mailing address ____ City ____ Zip ____

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes ____ No X

If yes, who?

Name ____ Address ____

INTEREST (explain):

____

5. **LOCATION:** Street Address OR tax id # if no street address given

21 Rolling Hill Drive

6. **SIZE OF PARCEL:** .37 Acres

7. **PRESENT USE OF PROPERTY:** Residential

8. **ZONING DISTRICT:** Res B **TAX ACCOUNT #** 166.12-3.4

9. **APPLICATION FOR VARIANCE OF CODE SECTION(S):**

208-14 G - Second Accessary Structure

10. **DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:**

To have a second accessary structure, where Code only permits one

11. **DESCRIBE THE LOCATION, USE AND SIZE OF STRUCTURES, AND OTHER LAND USES WITHIN 100 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY**

Residential

12. **HOW SUBSTANTIAL IS THE VARIANCE REQUESTED IN RELATION TO THE CODE?**

CODE REQUIRES: One Accessary Structure

REQUEST IS: a secondary accessory structure (10X14)

13. **WILL GRANTING YOUR REQUEST RESULT IN AN INCRESASE IN POPULATION DENSITY?**

NO X **YES** ___ **IF YES, WHAT EFFECT WILL THIS HAVE ON AVAILABLE GOVERNMENT FACILITIES?**

14. WILL YOUR REQUEST RESULT IN A SUBSTANTIAL CHANGE IN CHARACTER OR BE DETRIMENTAL TO SURROUNDING PROPERTIES? NO X YES_____

15. CAN THE DIFFICULTY WHICH LEADS YOU TO APPLY FOR THIS VARIANCE BE SOLVED IN ANOTHER MANNER? NO X YES____ *If yes how?*

_____

_____

_____

16. WHY DO YOU FEEL YOUR VARIANCE REQUEST IS PROPER?

Existing shed is full. The garage has vehicles stored in there and has very little to no room to store my other items in there.

17. IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT? NO_____YES X

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: George Lowzi Date 10-23-2026

Printed name of Applicant George Lowzi

Property Owner (If other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of property owner_____ Date_____

Printed Name of property owner_____

Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)

Backyard Outfitters
Cust. Service: (615) 807-1386
www.backyardoutfittersusa.com

Sturdi-Built Sheds - Macedon
31 State Hwy 31
Macedon,NY 14502
585-880-6641

Purchase Type: **ORDER-SHOP BUILT**
Building Type: **Utility (6'3" Walls)**
Size: **10x14**
Reference #: **7715318**

Date:**10/22/2026**
Salesman: **Mark Plakosh**

*Revisions on Custom Orders subject to fee, see below for details

All Sizes Nominal *12' wide measured eave to eave* *7' & 8' Tall Walls Measured on Outside*

NOTES/COMMENTS
Home Office Disc Reason: Seasonal Sale
Dealer Discount Reason: Other

Delivery Note:

Customer Name
(Name must match ID) **George Leuzzi**

Delivery Address: **121 Campbell Rd**
(City) **Spencerport** (State)**NY** (Zip)**14559**
(County) **Monroe**
Primary Phone: [redacted]
Cell Phone:

Mailing Address: **121 Campbell Rd**
City: **Spencerport**
State: **NY**
ZIP: **14559**
Work Phone:
Email: [redacted]

Cash Sale
**Checks payable to:*
*Backyard Outfitters Enterprises, LLC**

	Amount
Sales Price	$4,795.00
Option Cost	$665.00
Subtotal	$5,460.00
Discount	$546.00
Total (Pre-Tax)	$4,914.00
Tax	$393.12
Total Cost	$5,307.12

Free setup includes leveling the building to the specifications on our blocking diagram (customer may request a copy from dealer) starting with the high corner at ground level. Buildings may then be leveled to a maximum of 2 feet at the highest corner. If leveling requires one (1) foot or less, pressure treated wood may be used. Otherwise, customer may supply concrete blocks which are placed on top of the ground, or our delivery drivers can supply concrete blocks for a fee (check with driver or dealer for prices). In very rare cases, underground footers may be required by local building codes. BYO does not offer digging or footer services, and these services are not included in free setup. Free delivery covers one trip up to thirty (30) miles one way. Trips over 30 miles are subject to a $4.00/mile (8,10,&12 ft wide) or $5.00 /mile (14ft wide) or $6.00/mile (16ft wide) charge one way. Customer will be responsible to pay the delivery driver for any additional mileage charge as well as the cost of any additional trips to setup or level the building. Any balance due is due on delivery. A non-refundable fee will be charged on cancellations, buildings that cannot be delivered due to customer property not being accessible, or revisions of custom orders as follows: 10% on cash sales of 8ft, 10ft, & 12ft wide buildings, 20% on cash sales of 14ft & 16ft wide buildings; or, on rent to own sales the security deposit plus first month's rent. If the building is on the sales lot, it should usually be delivered within the next 5-10 weekdays, weather permitting. If it is a special order you will need to check with your dealer to get an estimate on the current lead time. If you have not heard from your driver at the end of the expected time frame, feel free to call them. If you do not receive a return call from the delivery person within 24 hours, please call our office.

CUSTOM COLOR / PAINTED

QUOTE ONLY

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)

Backyard Outfitters Enterprises, LLC - QUOTE SHEET

Quote Only - Reference #: 7715318

Sales Lot Sturdi-Built Sheds - Macedon **Date** 10/22/2026

Customer Name George Leuzzi **Bldg Type/Size** 6'3" Utility (6'3" Walls) 10x14

Bldg Type	**Painted**
Flooring	**Treated Square Edge**
Roof	**Black - Metal**
Siding Type	**LP SmartPanel**
Exterior Finish	**Painted**
Wall Color	**SW9041 - Parisian Patina***
Trim Color	**SW7012 - Creamy**
Door Color	
Trim on Door Color	
Shutter Color	

Notes/Comments

Item	Price	Qty	Price Total
Coating, Paint			
Additional Color (Different Trim Color)	70.00 EA	1	$70.00
Custom Paint Color Upcharge - Walls	100.00 EA	1	$100.00
Additional Upgrade Color (Different Trim Color)	75.00 EA	1	$75.00
Exterior & Interior Options			
Double Door	INCLUDED		
4' Single Door	110.00 EA	1	$110.00
2×3 Window Black	105.00 EA	2	$210.00
Custom Options			
Paint Doors Sw 6994 Greenblack Trim On Doors Creamy	100.00	1.00	$100.00
		TOTAL OPTIONS PRICE	**$665.00**

QUOTE 10/22/2026

CUSTOM COLOR / PAINTED

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Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)

Backyard Outfitters Enterprises, LLC - Options Notice

Please send along with work order, order sheet, and drawing sheet on all custom orders - Order Number: 7715318

Sales Lot	**Sturdi-Built Sheds - Macedon**	**Date**	**10/22/2026**
Customer Name	**George Leuzzi**	**Bldg Type/Size**	**6'3" Utility (6'3" Walls) 10x14**

CUSTOMER AGREES TO:

- NO WARRANTY FOR CUSTOM OPTIONS

QUOTE 10/22/2026

CUSTOM COLOR / PAINTED

SIGN AT BOTTOM

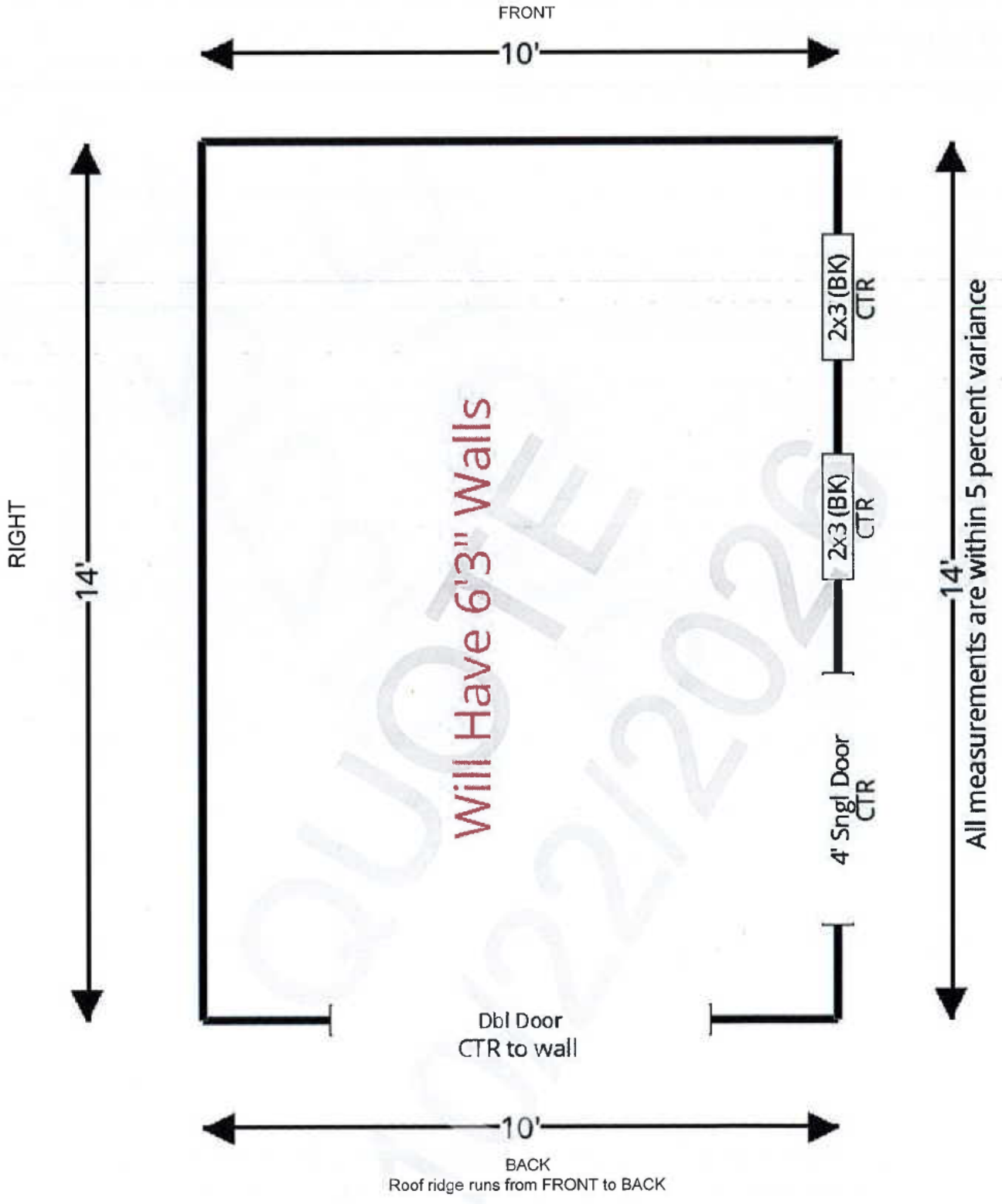
Customer Signature: _____

Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)

Backyard Outfitters Enterprises, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Reference #: 7715318

Sales Lot	Sturdi-Built Sheds - Macedon	**Date**	10/22/2026
Customer Name	George Leuzzi	**Bldg Type/Size**	6'3" Utility (6'3" Walls) 10x14



CUSTOM COLOR / PAINTED

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)



Left-Front View



Front-Right View



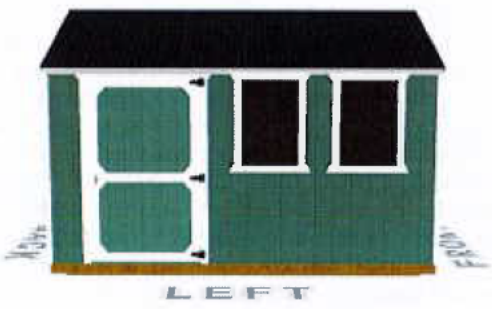
Right Side View



Right-Back View



Back-Left View



Left Side View

QUOTE 10/22/2026

Prepared by: Mark Plakosh : 10/22/2026 19:26pm (CDT)

Backyard Outfitters Enterprises, LLC - Additional Terms, Conditions, and Warranties

Please send along with work order, order sheet, and drawing sheet on all custom orders - Reference #: 7715318

Sales Lot Sturdi-Built Sheds - Macedon **Date** 10/22/2026

Customer Name George Leuzzi **Bldg Type/Size** 6'3" Utility (6'3" Walls) 10x14

Additional Terms, Conditions and Warranties

1. SALE IS NOT FINAL. This Agreement is subject to approval and execution by Backyard Outfitters's corporate office. Backyard Outfitters has the right to refuse any sale up until the time when the building is set up at customer's location. Backyard Outfitters shall have the right to correct any errors in this Agreement concerning pricing or taxes.

2. LIMITED WARRANTY. Customer will receive a limited five-year warranty. The details of this warranty can be found online at www.backyardoutfittersusa.com. Customer acknowledges that Customer has been provided a copy of this warranty or have had adequate time to review this warranty online. Discounted Buildings do not carry a warranty on cosmetic issues.

3. DELIVERY AND SETUP. Backyard Outfitters strives to deliver all buildings in a timely manner consistent with our customers' expectations; however, Backyard Outfitters does not guarantee dates or times of delivery. Customer expressly understands that inclement weather, vehicle problems, difficulties at other delivery locations, and/or other unforeseen circumstances can affect the date and time of delivery. Backyard Outfitters is not responsible for any of Customer's lost work time associated with any delays or rescheduled deliveries. Customer represents that the delivery location will be accessible by a truck and trailer. It is the Customer's responsibility to decide if ground conditions are unsuitable or too wet for delivery. Customer is responsible for informing the delivery driver of any utility hazards or any other relevant matter prior to commencement of setup.

4. LIMITATIONS. Backyard Outfitters is not responsible for permits, snow/wind load requirements, covenant searches, restrictions, setbacks, yard damage, or underground damage. Please contact your local building inspector and/or homeowner's association for information on requirements and restrictions. Customer shall be solely responsible for and shall obtain any necessary permits PRIOR TO installation. Customer agrees to indemnify and hold harmless Backyard Outfitters and its independent contractor delivery drivers for any yard damage done during installations and/or any violation of any government ordinance or code resulting from the installation of any Backyard Outfitters product at Customer's location. Customer releases Backyard Outfitters and its independent contractor delivery drivers from any claims for punitive, indirect, incidental, special, or consequential damages.

5. PAYMENT. Drivers do not take credit cards. All balances due must be paid by cash or check on delivery. Balance due paid by credit card must be paid prior to delivery. In the event building is not paid for before or on delivery, driver will not leave building and additional trip charges will be incurred. If delivery has not been made within 90 days, cash customers must pay balance due, rental customers must pay the rent due or other amounts as required by the rental purchase agreement, or the order is subject to cancellation and cancellation fee will be charged. All amounts not paid at delivery will be considered past due. On cash sales, customer may choose option to postpone construction start date and extend requirement to pay within 90 days for an additional 10% non-refundable fee paid at the time of sale. If customer chooses to postpone construction start date, the customer still must pay the balance due within 90 days of construction completion regardless of whether building is delivered.

6. CANCELLATIONS AND REFUNDS. If Customer is dissatisfied with the Backyard Outfitters product upon acceptance of delivery by Customer or Customer's authorized agent, **Customer's sole recourse is to file a warranty claim.**

7. LATE PAYMENT, COSTS OF COLLECTION, AND RETRIEVAL. Unless otherwise prohibited by state law, if Backyard Outfitters must engage in any effort to secure payment or otherwise seek to compel Customer to fulfill any of Customer's obligations under this Agreement, Customer agrees to reimburse Backyard Outfitters for any and all reasonable attorney fees, costs, and other expenses. For cash sales, Backyard Outfitters may charge a monthly late fee equal to 10% of the amount due or the maximum amount allowed by law. FOR CASH SALES, CUSTOMER EXPRESSLY ACKNOWLEDGES AND AGREES THAT A FAILURE TO PAY ALL AMOUNTS DUE ENTITLES BACKYARD OUTFITTERS THE RIGHT TO RETRIEVE THE BACKYARD OUTFITTERS PRODUCT AND CUSTOMER FURTHER WAIVES ANY AND ALL RIGHTS AND/OR CLAIMS FOR REFUND FOR ANY PAYMENTS MADE PRIOR TO SUCH RETRIEVAL UNLESS THE PAYMENTS MADE EXCEED THE DEPOSIT PLUS EXPENSES INCURRED BY BACKYARD OUTFITTERS IN RETRIEVING THE BACKYARD OUTFITTERS PRODUCT.

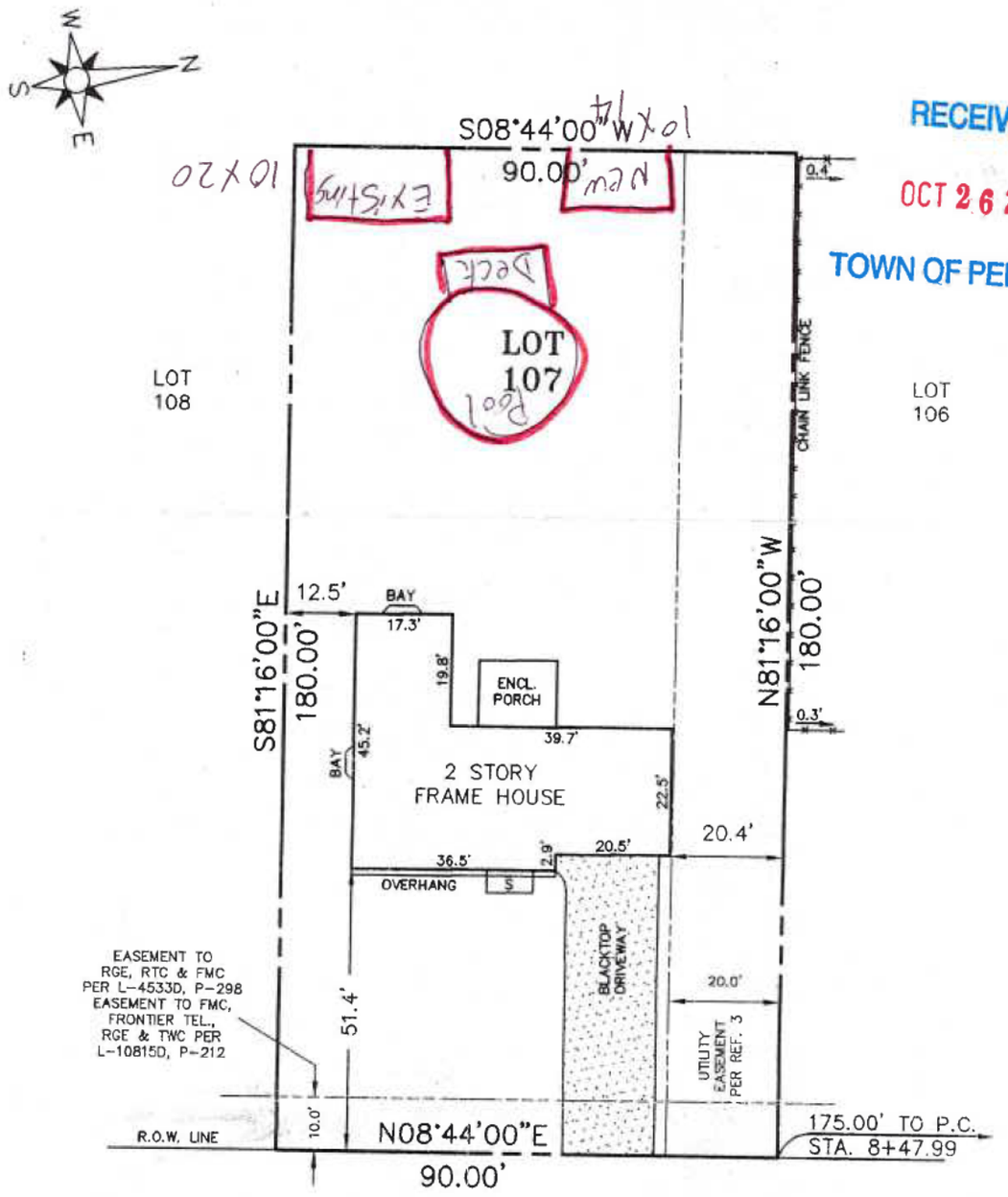
8. REPRESENTATIONS AND WARRANTIES. Customer hereby represents and warrants to Backyard Outfitters, that Customer is the owner, or an authorized agent of the owner, of the property on which the Backyard Outfitters product is to be delivered and set up.

9. SEVERABILITY; APPLICABLE LAW AND VENUE; CLASS ACTION WAIVER. If any provision of this Agreement is invalid, illegal, or incapable of being enforced by reason of any rule of law, public policy, or otherwise, any remaining provisions of this Agreement shall nevertheless remain in full force and effect. Unless otherwise prohibited by state law, this Agreement will be governed and construed by the laws of the State of Tennessee, without giving effect to its choice of law principles, and Customer agrees that any legal action arising out of this Agreement instituted by Customer will be brought, and consents to the jurisdiction and venue in, Rutherford County, Tennessee. Customer specifically agrees that any claims arising out of or relating to this Agreement must be brought by Customer in an individual capacity and expressly waives any right or option for Customer to bring any claim related in any way to this Agreement as a plaintiff or class member in any representative action.

10. ELECTRONIC NOTICE; CONSENT TO USE INFORMATION. Customer and Backyard Outfitters have agreed to conduct all and/or portions of this transaction by electronic means, including, but not limited to, acceptance by Customer of any revisions regarding errors in pricing or taxes. Customer consents to Backyard Outfitters's use of any information disclosed by Customer for the purposes of completing the transactions contemplated in this document, for providing any ongoing support and services, and otherwise in accordance with Backyard Outfitters's privacy policy. Such consent includes the disclosure of such information to third parties which is reasonably necessary for such purposes. Customer may request a copy of Backyard Outfitters's privacy policies and practices through the above contact information.

Customer agrees to be bound by the terms, conditions, and warranties set forth herein and expressly acknowledges that there are no agreements of any type or kind other than those set forth herein.

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.



RECEIVED
OCT 26 2026
TOWN OF PERINTON

ROLLING HILL (60' R.O.W.) DRIVE

REFERENCES:

1. ABSTRACT OF TITLE NO. 172820 (STEWART 5-7-12).
2. LIBER 6820 OF DEEDS, PAGE 41.
3. LIBER 190 OF MAPS, PAGE 58.

CERTIFICATION:

I hereby certify to: GEORGE LEUZZI;
DERRICK SPATORICO, ESQ.;
FAIRPORT SAVINGS BANK, ITS SUCCESSORS AND/OR ASSSIGNS;
PHETERSON STERN CALABRESE NEILANS & SPATORICO, LLP;
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

that this map was made MAY 24, 2012 from notes of an Instrument Survey completed MAY 10, 2012 and from references listed hereon.

GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

NOTE: Property corners should only be set by a licensed, registered land surveyor. Snow cover has impeded ability to locate ground features.

TITLE:

INSTRUMENT SURVEY MAP

21 ROLLING HILL DRIVE
BEING LOT 107 OF THE ROLLING HILL SUBDIVISION, SECTION 10, SITUATE IN THE TOWN OF PERINTON, COUNTY OF MONROE, STATE OF NEW YORK

Tax Account No.
166.120-03-014

BILESCHI LAND SURVEYING
435 REYNOLDS ARCADE
ROCHESTER, NEW YORK 14614
(585) 454-6010 (phone)
(585) 454--6015 (fax)
JAMES M. LEONI, L.S. OF CONSULT

DATE: MAY 24, 2012
FILE No. 120208JK
OWNER: SMITH
SCALE: 1" = 30'

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209 Subdivision 2, of the New York State Education Law." "Only copies from the original of this survey marked with an original land surveyors seal shall be considered to be valid true copies." Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company insuring the the fee, the governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Location of subterranean improvements and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified. ©