

**TOWN OF MACEDON  
ZONING BOARD OF APPEALS  
May 6, 2020**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, May 6, 2020, virtually using Zoom. Present were Chairman Warren Jeffries, members Mike Mosher, Ronald Santovito, Brian Frey, and Deborah McEwen. Also present were Town Engineer/CEO Scott Allen and Town Councilman Bruce Babcock.

A motion to dispense the reading of the legal notice was made by Mike Mosher, seconded by , Brian Frey.

Chairman Jeffries called the meeting to order at 7:30 p.m. He then explained the purpose for which the Board serves.

**PUBLIC HEARING:**

**Z-02-20 – Sharp – 2828 County Line Road – Area Variance** – Section 135-61-B-3 & Schedule 1 – accessory structure size cannot exceed primary structure & setbacks – Douglas Sharp was present to address the board. He explained that he owns a bike shop and the current structure is overflowing with cars and antique bikes so he would like to expand his garage. He mentioned that he has a letter from the neighbor who owns the farmland behind his structure stating he was fine with the expansion. Mr. Sharp is looking to have a 7 foot setback from his rear property line. He addressed questions from the board regarding other options for the expansion by explaining the entrance and an awning is on the east side.

- Wayne County Planning Board – Exempt
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required

No one else was present to speak in favor or against the granting of these variances. The public hearing was closed at 7:43p.m.

**Z-03-20 – Lewis – 1296 NYS Route 31 – Area Variance**–Schedule 1 – 15ft setback from side property lines– Sean Lewis was present to address the board. He explained that he has previously requested a variance that was denied. He explained that the new proposal is for a smaller building and it is no longer placed in the easement. He mentioned that the current barn is not in a great spot and not very appealing so he would like to build a new one that works best to maximize his property.

- Wayne County Planning Board – Exempt
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required

No one else was present to speak in favor or against the granting of these variances. The public hearing was closed at 7:49p.m.

**Z-04-20 – Cermak – 107 Paddy Lane – Area Variance**– Section 303-C-5 – detached garage to be behind the front building line of the principal structure – James Cermak was present to address the board. He explained that he recently moved into the home and would like to build a garage. He mentioned that the west side of the property has a stream and it would only allow him to build a one car garage. He also explained that the east side of the property has utilities and is steep. He addressed a question from the board about other homes on his street stating that none of them have a garage in front of their home but that their home sits back further than the other homes.

- Wayne County Planning Board – Not required
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required

No one else was present to speak in favor or against the granting of these variances. The public hearing was closed at 7:56p.m.

**MINUTES:**

A motion to approve the 2-03-20 minutes was made by Deborah McEwen, seconded by Mike Mosher.

Roll Vote: Frey- Yes; McEwen- Yes; Mosher- Yes; Santovito- Yes; Jeffries- Yes; Therefore, the minutes are approved

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Brian Frey, seconded by Ronald Santovito. All in favor; meeting adjourned at 7:58 p.m.

Respectfully submitted,

Brandi Schutt  
Clerk to the Board