

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
April 21, 2021**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, April 21, 2021, at the Town Hall. Present were Chairman Warren Jeffries, members Deborah McEwen, Ronald Santovito and Brian Frey. Also present were Town Councilman Bruce Babcock, Town Engineer/CEO Scott Allen and Board Clerk Stacy Nisbet. Absent was Mike Mosher.

Chairman Jeffries called the meeting to order at 7:30pm.

PUBLIC HEARING:

Z-02-21 – Forsay – 1835 Daansen Road – Area Variance – Section 300-Schedule 1 – 6.4’ side yard setback

AJ Forsay was present to explain that he needs the variance to be able to put a driveway in to get to the home he wants to build. There is an existing barn that he does not want to tear down. Town Engineer Scott Allen further explained that the Planning Board required the 60 foot right of way for the driveway due to possible additional homes being built on the property.

- Wayne County Planning Board – Referral was not required
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak in favor of or against the granting of these variances. The public hearing was closed at 7:42 p.m.

Z-03-21 – Breen – 581 Lexington Drive – Area Variance – Section 300-Schedule 1 – 42.3’ front setback

Kevin and Shannon Breen were present to explain that they would like to put a front porch on their home to be able to sit outside and watch their children play. The porch would extend out 8 feet from the house.

Board member Ronald Santovito asked if the porch would be one a slab. Kevin Breen responded no. The porch will have a floor like a deck.

- Wayne County Planning Board – Referral was not required
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak in favor of or against the granting of these variances. The public hearing was closed at 7:50 p.m.

Z-04-21 – Countryman– 2463 Barnes Road – Area Variance – Section 300-Schedule 1 – 12’ side yard setback

Adam Countryman was present to explain that he wants to build a garage next to his existing garage. The new 30x30’ garage would only be 15’ from the neighbor’s property line.

Board member Ronald Santovito asked if the new building was going to look the same as the house. The Adam Countryman responded yes, the roof and siding will match the house. The board also reviewed letter from the neighbors acknowledging their approval of the project.

- Wayne County Planning Board – Referral was not required
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required at Appeals level

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

Z-05-21 – Blount – 910 Fawn Drive – Area Variance – Section 300-63-B6 – Accessory Structure in front of Primary structure

Ethan Blount was present to explain that he would like to build an accessory structure which would be to the front of his Primary structure.

When asked if he was using it for storage he, said yes. Chairman Warren Jeffries asked if he would use it for commercial endeavors, Ethan responded no. When asked why he wanted to put it in that location Ethan Blount responded that there are mature trees which he does not want to take down and that deer often bed down there. The board reviewed two letters from neighbors acknowledging their acceptance of the proposal. He was also asked if he considered turning the building but then he would not be able to back in and another location would interfere with the septic system.

- Wayne County Planning Board – Referral was not required
- Planning Board – Negative referral
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak in favor of or against the granting of these variances. The public hearing was closed at 8:08 p.m.

BOARD DISCUSSION

Z-02-21 – Forsay – 1835 Daansen Road – Area Variance – Section 300-Schedule 1 – 6.4’ side yard setback - A motion was made by Ronald Santovito, seconded by Brian Frey to approve the variance as submitted in the application.

The board members discussed; no further comments were made.

The five factors were reviewed: There would be no undesirable change in the character of the neighborhood; benefit sought could not be achieved by another method; variance was not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is not self-created.

Role Vote: Frey – Yes; Santovito – Yes; McEwen – Yes; Jeffries – Yes.

Therefore, this variance was granted.

Z-03-21 – Breen – 581 Lexington Drive – Area Variance – Section 300-Schedule 1 – 42.3’ front setback

The board members discussed; Chairman Jeffries commented that his neighbor has a similar one.

The five factors were reviewed: There would be no undesirable change in the character of the neighborhood; benefit sought could be achieved by another method; variance was not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created.

Role Vote: Frey – Yes; Santovito – Yes; McEwen – Yes; Jeffries – Yes.

Therefore, this variance was granted.

Z-04-21 – Countryman– 2463 Barnes Road – Area Variance – Section 300-Schedule 1 – 12’ side yard setback

The board members discussed; it was mentioned that there will still be a good screen because of all the trees at the property line and that it is still over 12’ from the property line.

The five factors were reviewed: There would be no undesirable change in the character of the neighborhood; benefit sought could be achieved by another method; variance was not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created.

Role Vote: Frey – Yes; Santovito – Yes; McEwen – Yes; Jeffries – Yes.

Therefore, this variance was granted.

Z-05-21 – Blount – 910 Fawn Drive – Area Variance – Section 300-63-B6 – Accessory Structure in front of Primary structure

The board members discussed; Scott Allen was asked if the planning board was aware of the change. Warren Jeffries stated that the history of the board is to turn down requests to put accessory structure in front of houses. Ron Santovito stated that a few were recently approved. Deborah McEwen mentioned that this is on a private drive.

The five factors were reviewed: There would be no undesirable change in the character of the neighborhood; benefit sought could be achieved by another method; variance was not substantial;

there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created.

Role Vote: Frey – Yes; Santovito – Yes; McEwen – Yes; Jeffries – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 09-23-20 minutes was made by Deborah McEwen, seconded by Ronald Santovito. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Brian Frey, seconded by Deborah McEwen. All in favor; meeting adjourned at 8:33 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board