

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
December 15, 2021**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, December 15, 2021, at the Town Hall. Present were Chairman Warren Jeffries, members Deborah McEwen, Ronald Santovito, Brian Frey, Michael Mosher, and Board Clerk Stacy Nisbet.

Chairman Jeffries called the meeting to order at 7:30pm. He began with the reading of the Legal Notice that was placed in the paper. He then explained the purpose for which the Board serves.

PUBLIC HEARINGS:

Z-10-21 – Macedon Properties – 1568 Route 31F – Mini Storage – Area Variance – Section 300 – Schedule 1 GC – 50’ front setback

John Jones from Mark’s Engineering was present to address the application. The property is 3.8 acres and is zone General Commercial and AR-40 so they are requesting a 27 foot variance. The setback would be 46.8 foot instead of the required 75 foot. The upper NE corner of the property has an irregular front property line. The storage units cannot be moved further down the property due to the mixed zoning of the property. Plus it would interfere with the drainage.

- 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 7:40 p.m.

Z-14-21 - Tucker - 992 Turner Road – Area Variance – Section 300-Schedule 1– 10’ side setback

Philip and Dawn Tucker were present to address their application. They are requesting to have a side variance of 10 foot instead of the required 15 foot. If they build their pole barn at a 15 foot setback it will encroach on their septic system and leach field. The pole barn will primarily be used for storage. They have a tractor and a small trailer for hauling the tractor. Chairman Jeffries asked about the size of the house and their current garage. The house is roughly 2,931 square feet. The new pole barn does not exceed the maximum size allowed. A board member asked about turning the angle of pole barn and that would still cause them to have to drive over the leach lines to get the equipment in the barn.

- 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 7:52 p.m.

BOARD DISCUSSION:

Z-10-21 – Macedon Properties – 1568 Route 31F – Mini Storage – Area Variance – Section 300 – Schedule 1 GC – 50’ front setback

A motion was made by Brian Frey to approve the variance, seconded by Ron Santovito.

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 self-created.

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

Therefore, this variance was granted.

Z-14-21 - Tucker - 992 Turner Road – Area Variance – Section 300-Schedule 1– 10’ side setback

A motion was made by Mike Mosher to approve the variance, seconded by Deb McEwen.

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: Mosher – Yes; Santovito – Yes; McEwen – Yes; Frey – Yes; Jeffries – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 11/17/21 minutes was made by Deb McEwen, seconded by Ron Santovito. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mike Mosher, seconded by Brian Frey. All in favor; meeting adjourned at 8:05 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board