

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
September 25, 2024**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, September 25, 2024, at the Town Hall. Present were Chairman Mike Mosher, members Ronald Santovito, David Polvino, Brian Frey, Town Board Member Bruce Babcock, Town Engineer Scott Allen and Board Clerk Stacy Nisbet.

Chairman Mosher 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-04-24 – Macedon Marina – 1125 Marina Parkway – Area Variance – 300-179(B) Gross Density 8 Units/AC Allowed – Requesting 11.25

Area Variance 300-179(G)(4) Setback Building 25’ minimum from interior road – requesting 16’

Linc Swedrock from BME, Jim Barbado the Developer and the owner of the Marina, Brian Keenan were present to address the application. They have made some changes to the plans for building 900. They would like to change it from 10 units to 26 units. This is why they are asking for the variance to increase the units per acre. There are also bumping out the end of the building to accommodate the garages. This is the reason for requesting the setback variance. The end of the building will be too close to the setback. The setback is 25 feet minimum, and they are asking for 16 feet.

- Wayne County Planning Board – NCI - No Countywide Impact
- Planning Board – No referral made
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak for or against.

A motion was made by Ron Santovito to close the Public Hearing, seconded by Brian Frey. All in favor; motion carried.

Z-05-24 – Agor Collision – 672 Frey Road – Area Variance – 300-174(K) 200’ Minimum to Residential Zone

Area Variance-300-176(L) 1000’ Minimum to Existing Motor Vehicle Service Facility

Mark Agor from Agor Enterprises would like to put in a collision repair shop at 672 Frey Road. They would not be in competition with the current shops. The owners of both automotive repair shops nearby have signed a letter supporting the approval of this variance.

Bruce Babcock asked about the land across the road. It is currently vacant land.

- Wayne County Planning Board – NCI - No Countywide Impact
- Planning Board – No referral made
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak for or against.

A motion was made by David Polvino to close the Public Hearing, seconded by Ron Santovito. All in favor; motion carried.

BOARD DISCUSSION:

Z-04-24 – Macedon Marina – 1125 Marina Parkway – Area Variance – 300-179(B) Gross Density 8 Units/AC Allowed – Requesting 11.25

Area Variance 300-179(G)(4) Setback Building 25’ minimum from interior road – requesting 16’

The Board reviewed the documentation and had no further questions or comments.

A motion was made by Brian Frey to approve both requested areas variances, 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 is not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created.

Role Vote: Santovito – Yes; Polvino – Yes; Frey - Yes; Mosher – Yes.

Therefore, this variance was granted.

Z-05-24 – Agor Collision – 672 Frey Road – Area Variance – 300-174(K) 200’ Minimum to Residential Zone

Area Variance-300-176(L) 1000’ Minimum to Existing Motor Vehicle Service Facility

The Board members reviewed the documentation, which included the letter of approval from the nearby repair shops. There were no additional questions or comments.

A motion was made by Ron Santovito to approve both requested area variances, seconded by Dave Polvino.

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 is not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created.

Role Vote: Santovito – Yes; Polvino – Yes; Frey - Yes; Mosher – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 2/21/24 minutes was made by Brian Frey, seconded by Mike Mosher. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mike Mosher seconded by Dave Polvino. All in favor; meeting adjourned at 7:56 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board