

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
November 20, 2024**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, November 20, 2024, at the Town Hall. Present were Chairman Mike Mosher, members Ronald Santovito, David Polvino, Brian Frey, and David Bruinix. Also present was 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-07-24 – Rooks Duplex Project – 1795 Leno Road – Area Variance – 300-66-F (4) Accessing Public Road using common driveway

Logan Rockcastle from Marks Engineering was present to address the application. They are asking for a variance to subdivide the property into 4 lots and build three additional duplexes. Each will have its own septic. They are requesting a variance to have the lot and duplexes share a common driveway.

The location they plan to put the driveway works with the site distance from the center of the road. A Board member asked if there would be a homeowner association for the driveway. Each lot will help maintain the driveway. Currently Mr. Rooks owns the property, and access will be deeded.

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

There were numerous neighbors present to speak against the variance.

Walker Lee questioned where the driveway would come out. The Engineer showed them on the drawings where the driveway would be.

Doug Stever of 1703 Leno Road was concerned about the drop in the road and the septic. There is a letter attached that he previously submitted to the board. He stated there is no detention pond. The proposed driveway would be over the natural swale. He stated he was very concerned about the additional septic systems on the property and the water runoff.

William Pruitt from 2000 Leno Road expressed environmental concerns as well as safety concerns. And maintaining the neighborhood. He understands there is a shortage of affordable housing but does not feel these duplexes will help that. They will be undesirable to the neighborhood.

Ken Morrison from 1990 Leno Road asked if a 12% grade was allowed. Brian Frey answered yes.

Don Rogers from 1890 Leno Road expressed concern about the wetland preservation and the character of the neighborhood. The house next to him used to be a single-family home when he first bought his property, now it is a 4-unit apartment building. He would like to see the neighborhood preserved.

John Colucci from Alderman Road does not think it will be aesthetically pleasing to the homeowners. Homeowners usually take great pride in their home. Renters don't always.

Marcel Jennette of 1849 Leno Road echoed the same concerns already stated.

Debbie Mattson of Leno Road is concerned about the road. People use it to cut through.

Mike and Scott again explained the purpose of the meeting. This is only for the variance requested which is to have one driveway.

A resident asked if the current existing driveway can be used. The engineer explained the proposed driveway gives better viewing of the road, a better line of sight.

Walker Lee disputed the fact that you will be able to see with the proposed driveway.

Doug Stever mentioned the visibility is different now because there are no leaves on the trees. It will be more difficult to see when there are leaves.

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

Z-08-24 – Randsco Pipe – 740 Quaker Road – Area Variance – 300-174(K) 200' Minimum to Residential Zone Motor Vehicle Repair Shop

Mike Mosher opened the Public Hearing for Randsco Pipe. Scott Smith was present to address the application. They are requesting the variance because they want to use the property to work on their heavy trucks and equipment but they need to get a Special Use Permit to be a NY State Certified shop. The property is less than 200'.

- 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 Mike Mosher to close the Public Hearing, seconded by Ron Santovito. All in favor; motion carried.

BOARD DISCUSSION:

Z-07-24 – Rooks Duplex Project – 1795 Leno Road – Area Variance – 300-66-F (4) Accessing Public Road using common driveway

The Board discussed tabling the decision to give ample time to consider the comments and concerns of the neighbors.

Mike Mosher made a motion to table the decision to consider the concerns, seconded by Brian Frey. All in favor; motion carried.

Z-08-24 – Randsco Pipe – 740 Quaker Road – Area Variance – 300-174(K) 200' Minimum to Residential Zone Motor Vehicle Repair Shop

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 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; Bruinix – Yes, Mosher – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 9/25/24 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 Brian Frey. All in favor; meeting adjourned at 8:20 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board