

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
December 18, 2024**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, December 18, 2024, at the Town Hall. Present were Chairman Mike Mosher, members Ronald Santovito, David Polvino, Brian Frey, David Bruinix, 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-09-24 – Olsen – VL Route 31F – 300-30 –Accessory Building Without Primary Building

Joshua Olsen was present to address the application. He owns the property next to Land Pro on 31F. Part of the property is wooded, and part is ag which is farmed by Dave Woodard. He wants to put a 40 x 60 pole bard on the wooded portion of the property to store his equipment. His family uses the property for hunting, recreation and doing maple syrup. He currently has his permit from DOT to put in a driveway. He also needs an address for this property.

- Wayne County Planning Board – NCI - No Countywide Impact
- Planning Board – Positive Referral
- 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 Brian Frey to close the Public Hearing, seconded by Ron Santovito. All in favor; motion carried.

Z-10-24 – Eckert – 2302 Vandy Drive – 300-164-B Non-Conforming Bldg shall not be expanded
300-Schedule 1 – 60' Setback

The applicant withdrew her application. She is changing her plans and will resubmit it if needed.

BOARD DISCUSSION:

Z-09-24 – Olsen – VL Route 31F – 300-30 –Accessory Building Without Primary Building

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

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 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.

OLD BUSINESS:

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

Motion was made by David Polvino to deny the variance, seconded by David Bruinix.

Brian Frey stated that the driveway will cause problems with the sight. Brennan Marks, the Engineer from Marks Engineering stated that the drive is designed to level out 30 feet before the road to improve sight. David Bruinix stated that he visited the proposed location of the driveway several times over the last couple of weeks and he does not feel that the driveway will be safe for the number of people that will be accessing it. Brennan stated that the distance measured is up to state standards.

The five factors were reviewed: There would be an undesirable change in the character of the neighborhood; benefit sought could be achieved by another method; variance is substantial; there would be 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 denied.

MINUTES:

A motion to approve the 11/20/24 minutes was made by Brian Frey, seconded by Ron Santovito. All in favor; minutes approved.

It was announced that the application for **Z-06-24 – Evans Fox LLP – 248-R Route 31** – Interpretation has been pulled. The owner is selling his business and all equipment.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mike Mosher seconded by Dave Polvino. All in favor; meeting adjourned at 7:55 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board