

TOWN OF MACEDON
ZONING BOARD OF APPEALS
April 23, 2025

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, April 23, 2025, at the Town Hall. Present were Chairman Mike Mosher, members Ronald Santovito, David Polvino, Brian Frey, David Bruinix, and Board Clerk Stacy Nisbet.

Chairman Mosher called the meeting to order at 7:30pm. He then explained the purpose for which the Board serves.

OLD BUSINESS:

Z-01-25 – Brennan – 3271 Tanaberry Circle – 300-114-A-10-H – 20% Primary Structure Max
300-114-A-10-I 12' Max Height

Don Pannone of SWBR was present to address the application. In the previous meeting, the Board expressed that they needed more detail.

He provided new drawings of where the building will be built. And stated that it will be made to look like the house. He answered the question regarding the grading. The pole barn will be built inside the fence, and the grading will make it almost level with the house. It will not be sitting on top of the hill. There will be a trench to direct the water towards the drain.

Landscaping will be similar to the landscaping around the house. The driveway will go off the existing driveway. Will not encroach on the 10' easement.

He brought 2 letters of support from neighbors.

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

BOARD DISCUSSION:

David Polvino stated that if it does pass, he would like to see some big trees planted to screen the barn from the neighbors.

Dave Bruinix wants the plans updated to show the correct grading. Brian Frey is concerned with setting a precedence. Mike Mosher stated that this piece of property is unique and does not think that any other property in the area would be able to do it.

A motion was made by Brian Frey to approve the requested variances with the conditions that it be built to look like the house; hold to the 15' setback; and the height does not exceed the height of the house; seconded by David 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 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 03/19/25 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 Ron Santovito seconded by Mike Mosher. All in favor; meeting adjourned at 7:57 p.m.

Respectfully submitted,

Stacy Nisbet

Stacy Nisbet
Clerk to the Board