

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
May 20, 2020**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, May 20, 2020, during a Zoom meeting, Present were Chairman Warren Jeffries, members Brian Frey, Mike Mosher, Deborah McEwen and Town Councilman Bruce Babcock. Also present were Town Engineer/CEO Scott Allen and Board Clerk Brandi Schutt. Absent was Ronald Santovito.

Chairman Warren Jeffries called the meeting to order at 7:39pm.

BOARD DISCUSSION:

Z-03-20 – Lewis – 1296 NYS Route 31 – Area Variance – Applicant proposes to construct a detached garage within 10 feet of his side property line. Town Zoning Code Schedule 1, requires detached accessory structures in the R30 zoning district to be 15 feet from the side property line.

Mike Mosher made a motion to approve application Z-03-20, second 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 was not substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created

Roll Vote: Mosher– yes; McEwen – yes; Frey – yes; Jeffries – yes. Therefore, this variance was granted.

Z-02-20 – Sharp – 2828 County Line Road – Area Variance – Applicant proposes to construct an addition on his detached accessory structure within 7 feet of his rear property line. Town Zoning Code Schedule 1, requires detached accessory structures in the AR-40 zoning district to be 15 feet from the rear property line. Additionally, Zoning Code 135-61-B-3 requires the accessory structure not to exceed the gross square footage of the principal structure.

Brian Frey made a motion to approve application Z-02-20, second by Mike Mosher.

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

Roll Vote: Mosher– yes; McEwen – yes; Frey – yes; Jeffries – yes. Therefore, this variance was granted.

Z-04-20 – Cermak – 107 Paddy Lane – Area Variance – Applicant proposes to construct a detached garage in the front yard area of his lot. Hamlet Zoning Section 303-C-5 requires detached garages to be behind the front building line of the principal structure

Brian Frey made a motion to approve application Z-04-20, second by Mike Mosher.

The Board discussed that this would not be the first property in the neighborhood to have a detached garage in front of the home.

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 substantial; there would be no adverse impact on the physical or environmental conditions in the neighborhood; difficulty is self-created

Roll Vote: Mosher – yes; McEwen – yes; Frey – yes; Jeffries – yes. Therefore, this variance was granted.

MINUTES:

A motion to approve the 5-06-20 minutes was made by Mike Mosher, seconded by Deborah McEwen. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Deborah McEwen, seconded by Mike Mosher. All in favor; meeting adjourned at 8:00 p.m.

Respectfully submitted,

Brandi Schutt
Clerk to the Board