

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
August 18, 2021**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, August 18, 2021, at the Town Hall. Present were Chairman Warren Jeffries, members Deborah McEwen, Ronald Santovito, Brian Frey, Michael Mosher and Board Clerk Stacy Nisbet.

Chairman Jeffries called the meeting to order at 7:30pm.

PUBLIC HEARING:

Z-08-21 – Stewart– 1839 Crest Avenue – Area Variance – Section 300-63-5 – Detached accessory structure in side yard

Gary and Kim Stewart were present via Zoom to address their application. They stated that they could not put their pool and shed in the backyard due to the drop off in the backyard. The side yard is next to farm land that will never be developed.

Ron Santovito asked about the shed being too close to the easement. The applicant assured him it would be at least 20' away from the easement.

- Wayne County Planning Board – Referral was not required
- Planning Board – Positive referral
- Town Board – No Comment
- SEQR – Not required at Appeals level

No one else was present to speak in favor of or against the granting of these variances. The public hearing was closed at 7:38 p.m.

BOARD DISCUSSION:

Z-08-21 – Stewart– 1839 Crest Avenue – Area Variance – Section 300-63-5 – Detached accessory structure in side yard

A motion was made by Ron Santovito, seconded by Mike Mosher to approve the variance as submitted in the application.

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

Role Vote: Mosher – Yes; Santovito – Yes; McEwen – Yes; Frey – Yes; Jeffries – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 07-21-21 minutes was made by Deborah McEwen, seconded by Ron Santovito. 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 7:55 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board