

**TOWN OF MACEDON  
ZONING BOARD OF APPEALS  
August 24, 2022**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, August 24, 2022, at the Town Hall. Present were Interim Chairman Mike Mosher, members Deborah McEwen, Ronald Santovito, Brian Frey, John Jenkins, Councilman Bruce Babcock, Town Engineer Scott Allen and Board Clerk Stacy Nisbet.

Interim 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-02-22 – Macedon Marina– 1125 Marina Parkway** – Area Variance – Section 300 –179(B) – maximum gross density – 8 units/acre  
Area Variance – Section 300 – 179(C) – maximum apartment building units – 12 units  
Area Variance – Section 300-179(G)(1) – minimum front setback – 75’

Lincoln Swedrock from BME Associates, Jim Barbato from Pride Mark Homes and Brian Keenan of EML Real Estate Development, one of the owners of the Marina, were all present to address the application. They are proposing to build 122 multifamily units on the open space near the Marina at 1125 Marina Parkway. There will be 2 three story 26-unit buildings and 7 ten-unit buildings and a community center close to the canal. The community center will have a pool and will be located near the Marina so it may be used by the tenants and people utilizing the Marina.

The reason for the request of the variance of the gross density is because they are leaving the Marina on its own lot and leaving room for the community center and pool. Bring different units to different markets.

The market shows the need for the 26-unit buildings to offer the elevator and garages.

They want to keep the units in proximity to Bullis Park and have reduced the driveway accesses.

A Board Member asked if the units were rented or purchased. There will be a property manager. The answer is rented. Another Board Member asked how many parking spots were allowed per unit. The answer is 2 per unit. Each high rise has 12 total spots per vehicle. There will be access for emergency vehicles. There will be 2 exits onto Marina Parkway. No access directly from Canandaigua Road.

When asked about input from the other boards the answer was that the Planning Board had approved the sketch plan.

When asked what other developments they had the answer is Creekstone Development on Route 31. Fully occupied with a waiting list. There is a new one under construction with 148 units across from Eaglevale in Fairport.

Jim Barbato from Pride mark Homes addressed the question regarding what the rent would be. A one bedroom would rent for about 1,500 and the larger one rents for \$2,800. The smaller one-bedroom units is about 800 square feet and the largest is about 1,400 square feet.

These units are not set up with property line or utilities to be sold as individual units. A Board member asked what demographic are renting these units. Empty nesters, young professionals, and seniors. Doctors and medical professionals are drawn to their current developments. Snowbirds that go south in the winter. This is a unique property and there is currently nothing like it in the area. People can rent boat slips and launch their kayaks right from the Marina.

- 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 in favor of or against the granting of these variances. A motion was made by Deb McEwen to close the public hearing, seconded by Brian Frey. The public hearing was closed at 7:47 p.m.

**Z-03-22 – Royal Car Wash– 1585 Macedon Parkway** – Area Variance – Section 300-87(Schedule I) – Maximum height for a car wash establishment is 24 feet  
Area Variance – Section 300-194A:C – Two signs permitted; 128 sf of signage permitted per building

Austin Goodwin from Passero Associates and Alex Benoit from Royal Wash Development were present to address the application. They are proposing a Royal Car Wash on a 2.6 Acre property. The steps they took to get here today are going to the Planning Board for approval and the Special Use Permit approval from the Town Board as well as the County Planning Board all of which has been completed. Here for two variances. They are asking for 30 feet 7 inches which is a 6-foot 7-inch variance. The second variance is requesting four signs.

They take pride in how our building looks and they are very aesthetically pleasing compared to others. They will be near Lowes, which will dwarf our building in comparison. The NY power authority has approved the height of our building under the power lines. We are not overhanging on the road as we are set far back from the road.

The second variance is an integral part of the design of the building. In contrast it would just be open brick space on the building. Only two of the signs point toward roads.

One access from the road. No delivery trucks no loading areas. A board member asked about gas pumps being added down the road. No that is not planned. The height is needed for the car wash equipment. Will they be utilizing the current monument sign? Yes, Royal Car Wash paying on their dime modify the top 2 blocks to become one and the next business will use the open blocks on the monument sign.

- Wayne County Planning Board – NCI No Countywide Impact
- Planning Board – Positive referral w/condition of MOU
- Town Board – Approved Special Use Permit
- SEQR – Not required at Appeals level

No one else was present to speak in favor of or against the granting of these variances. A motion was made by John Jenkins to close the public hearing, seconded by Brian Frey. The public hearing was closed at 7:56 p.m.

BOARD DISCUSSION:

**Z-02-22 – Macedon Marina– 1125 Marina Parkway** – Area Variance – Section 300 –179(B) – maximum gross density – 8 units/acre  
 Area Variance – Section 300 – 179(C) – maximum apartment building units – 12 units  
 Area Variance – Section 300-179(G)(1) – minimum front setback – 75’

A motion was made by Ron Santovito to approve the variance, seconded by John Jenkins.

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 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; McEwen – Yes; Frey – Yes; Jenkins – Yes; Mosher – Yes.

Therefore, this variance was granted.

**Z-03-22 – Royal Car Wash– 1585 Macedon Parkway** – Area Variance – Section 300-87(Schedule I) – Maximum height for a car wash establishment is 24 feet  
 Area Variance – Section 300-194A:C – Two signs permitted; 128 sf of signage permitted per building

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 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.

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

Therefore, this variance was granted.

MINUTES:

A motion to approve the 03/16/22 minutes was made by Deb McEwen, seconded by Brian Frey. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Brian Frey, seconded by Deb McEwen. All in favor; meeting adjourned at 8:07 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board