

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
August 9, 2023**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, August 9, 2023, at the Town Hall. Present were Chairman Mike Mosher, members Deborah McEwen, Ronald Santovito, Brian Frey, John Jenkins, Councilman Bruce Babcock and Board Clerk Stacy Nisbet.

Chairman Mosher called the meeting to order at 7:30pm. A motion was made by Deb McEwen to waive the reading of the Legal Notice that was placed in the paper, seconded by John Jenkins. All in favor; motion passed. He then explained the purpose for which the Board serves.

PUBLIC HEARINGS:

Z-03-23 – Gavitt – 138 Furman Road – Area Variance – Section 300-63-B-(6) – Detached garage shall be located to the rear of front building

David Gavitt was present to address the application. He has no where else to build his detached garage due to the location of the septic system and the buried propane tank. The back of the house is Federal Wetlands. He is requesting to build the garage at the front of the house.

- 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 John Jenkins to close the Public Hearing, seconded by Deb McEwen. All in favor; motion carried.

BOARD DISCUSSION:

Z-03-23 – Gavitt – 138 Furman Road – Area Variance – Section 300-63-B-(6) – Detached garage shall be located to the rear of front building

A Board member asked how he will access this new detached garage; his answer was from the existing driveway. The Board asked how much fill he would need, and he stated a significant amount. There will be no commercial activity. He is not putting in a turnaround because it would impede his neighbors. He has talked to his neighbors and none of them have any objections.

A motion was made by Deb McEwen 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 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 05/17/23 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 Johns Jenkins, seconded by Brian Frey. All in favor; meeting adjourned at 7:50 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board