

**TOWN OF MACEDON
ZONING BOARD OF APPEALS
November 17, 2021**

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, November 17, 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. 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-12-21 - Leenhouts – 32 Erie Street – Area Variance – 301-12-B(2), 301-12-B(3) and 301-12-B(4) – two accessory structures max, 200 square foot max and detached accessory structure not to exceed 15’ tall

Laurie Leenhouts was present to address her application. She stated that she needs an additional storage area for all of her equipment she has for her business. She has lawn mowers, tractors, Zero turns and 4-wheelers she needs to store. No business will be run out of the pole barn.

Linda Braun of 33 Erie Street was present to speak in favor of the application. She stated that the property was big enough and she was in favor of the additional storage for the applicant’s equipment. She also submitted a letter to the Board.

- 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 7:40 p.m.

Z-13-21 – ABX – 200 Main Street – Area Variance – 301 Attachment 4:2 – Maximum building height 40 feet

John Mostello, an Engineer from ABX, was present to address the application. He stated that the 70’ request is necessary for a piece of equipment they would like to install to streamline the manufacturing process. There is currently no space in the building tall enough to accommodate the equipment. Building 17 is currently 47’ tall and another cupola is about 55’ so this new structure will not be that much bigger. The building materials will match what is currently being used. They have many other facilities but this is the only branch that can accommodate this piece of equipment. This is a very urgent and time sensitive project.

Linda Braun stated that she was in favor of this variance. She thinks that it is great that we have a long standing business on our Main Street, providing local jobs. It is good for our Town.

- 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 7:50 p.m.

BOARD DISCUSSION:

Z-12-21 - Leenhouts – 32 Erie Street – Area Variance – 301-12-B(2), 301-12-B(3) and 301-12-B(4)– two accessory structures max and 200 square foot max and detached accessory structure not to exceed 15’ tall

The Board discussed the application and stated that the lot is larger than 2 acres. There is plenty of room for the pole barn and agreed that she should have a place to store her equipment.

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.

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

Therefore, this variance was granted.

Z-13-21 – ABX – 200 Main Street – Area Variance – 301 Attachment 4:2 – Maximum building height 40 feet

The Board discussed the size of the building and the equipment. This is the only location that can accommodate this equipment.

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.

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

Therefore, this variance was granted.

MINUTES:

A motion to approve the 10/27/21/21 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 Brian Frey, seconded by Warren Jeffries. All in favor; meeting adjourned at 8:05 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board