

TOWN OF MACEDON
ZONING BOARD OF APPEALS
July 16, 2025

The Town of Macedon Zoning Board of Appeals meeting was held on Wednesday, July 16, 2025, at the Town Hall. Present were Chairman Mike Mosher, members Ronald Santovito, David Polvino, David Bruinix, Town Engineer Scott Allen and Board Clerk Stacy Nisbet.

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-03-25 – Perfetti – 1248 Route 31 – Area Variance – Chapter 300 -Schedule 1 – side yard setback less than 15’

William Perfetti was present to address the application. He would like to build a pole barn to store his classic car. He is asking for a variance because there is a very large old maple tree in the way that prevents him from meeting the required setback.

- 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 Mike Mosher to close the Public Hearing, seconded by David Polvino. All in favor; motion carried.

Z-04-25 – Hilton– 2887 Walworth Road – Area Variance – Chapter 300 -Schedule 1 – side yard setback less than 15’

Harlan Hilton is requesting the variance because he is trying to subdivide his lot to sell a portion of the property to his son. The property line would be between two barns which would then have a setback of less than 15’.

- 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 David Polvino to close the Public Hearing, seconded by Mike Mosher. All in favor; motion carried.

BOARD DISCUSSION:

Z-03-25 – Perfetti – 1248 Route 31 – Area Variance – Chapter 300 -Schedule 1 – side yard setback less than 15’

Mr. Perfetti told the Board that he had mentioned the project to his neighbors, who had no objections.

A motion was made by Mike Mosher to approve the requested variance, seconded by David Bruinix.

All in favor; therefore, this variance was approved.

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 is 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; Polvino – Yes; Bruinix – Yes; Mosher – Yes.

Therefore, this variance was granted.

Z-04-25 – Hilton– 2887 Walworth Road – Area Variance – Chapter 300 -Schedule 1 – side yard setback less than 15’

There were no further questions from the Board.

A motion was made by Ron Santovito to approve the requested variance, seconded by David Polvino.

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 is 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; Polvino – Yes; Bruinix – Yes; Mosher – Yes.

Therefore, this variance was granted.

MINUTES:

A motion to approve the 04/23/25 minutes was made by Mike Mosher, seconded by Ron Santovito. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mike Mosher seconded by David Polvino. All in favor; meeting adjourned at 7:42 p.m.

Respectfully submitted,
Stacy Nisbet

Stacy Nisbet
Clerk to the Board