

**TOWN OF MACEDON  
PLANNING BOARD  
July 19, 2021**

PRESENT: Chairman Doug Allen, members Kevin Rooney, Mark McEwen, Greg Whitney, Suzanne Airy, Mert Bartels and Richard Share. Also present were Town Engineer Scott Allen, Town Councilman David McEwen, and Board Clerk Stacy Nisbet.

Chairman Doug Allen called the meeting to order at 7:30 p.m.

**NEW BUSINESS:**

**PB-18-21 – Harv’s Harley Davidson – 3120 Kittering Road** – Expansion of Non-conforming use

Scott Allen addressed the application. The new building will be used for storage.

A motion to grant a positive referral was made by Greg Whitney, seconded by Kevin Rooney.

**OLD BUSINESS:**

**PB-09-21 – Indus Hospitality Group – 362 Route 31**– Preliminary/Final – KFC and Hotel

Rebecca Spurr was present to address the board about changes that were made.

Trevor Harrison from HBT Architects discussed the new exterior materials to be used. They are ceramic with a rain screen coating. They stay clean and don’t fade.

Mark McEwen asked about the caulk joints. He also stated that he appreciates the new proposed materials. He then asked for more detail on the posts supporting the carport drive thru. He stated that they looked very plain and skinny. When he asked about the compressors being visible on the roof he was assured they would not be visible and there is no emergency generator.

Scott Allen discussed the fencing. He had been in touch with Peter Vars and Rebecca Spurr regarding the fencing and saving some of the trees. They proposed that it be revisited once the site is cleared and marked. John Ott agreed to this and stated it would be better evaluated in the field. Peter Vars will add a note on the plans that state that the final location of the fence and trees will be done with the approval of the Builder, Town Engineer Scott Allen and the neighbors. Ms. Prindell requested the EVF from Rebecca Spurr who agreed to get it to her.

Town Engineer, Scott Allen went through the long SEQR. He discussed the drainage, the water and sewer. The developer changed the original plans and will connect to water by going under Route 31 instead of Wayneport. The lighting is dark star compliant. He discussed the phasing of the project. The KFC will be built first but while they start that they will also do the pad for the hotel. The restaurant is expected to be completed by December 27, 2021. The pad for the hotel will be complete at that time. Work on the hotel will resume in the second quarter of 2022, possibly sooner.

Ms. Prindell asked about tractor trailers and delivery trucks being able to turn around in the parking lot. Rebecca stated that the study that they do showed sufficient space for these vehicles to maneuver.

A motion was made by Mert Bartels to issue a negative declaration on SEQRA, seconded by Kevin Rooney. All in favor; motion carried.

Peter Vars spoke to the fact that Jett Metha is local and takes great pride in his buildings and businesses. Indus has really listened to the people of the town and worked hard to make changes, such as moving the KFC, adding more trees and fencing. As well as the material of the building.

The following conditions will be required as agreed to by all present:

- The final limits of the proposed 6' fence will be determined in the field based on a meeting with the Town Engineer, Adjacent Residents and the Owner/Builder, once clearing and grading activities have been completed.
- Lawn areas will be maintained to the pavement line along the NYS Route 31 frontage.
- The sizing of the support column coverings on the porte-cochere will be increased to appear more substantial visually
- Subject to the Engineers letter dated 6/30/21
- Screening study of the rooftop units to be provided to the Town Engineer to demonstrate that rooftop HVAC, Venting and other mechanical equipment will not be visible.
- KFC to provide air scrubbing mechanism on exhaust hood outlet to control odors
- Contingent upon approval from NYSDOT from the traffic study

Chad Moulton asked if residence will be able to connect to the sewer. Scott Allen said that would be a good time to do it and they could talk at a later date after the meeting.

A motion was made by Kevin Rooney for site plan approval based on the conditions recorded above by the Clerk, seconded by Mert Bartels. All in favor; motion carried.

Macedon Town Supervisor Kim Leonard, who was present via Zoom, thanked the Planning Board and the engineers and architects who represent the Indus group for really listening to the concerns of the residents and implementing changes.

#### **MINUTES:**

Mert Bartels made a motion to approve the 06/07/21 and 06/21/21 minutes, seconded by Greg Whitney. All in favor; motion carried.

Greg Whitney made a motion to approve the 07/07/21 minutes, seconded by Kevin Rooney. All in favor; motion carried.

#### **ADJOURNMENT:**

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Greg Whitney. All in favor meeting adjourned at 8:50 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board