

**TOWN OF MACEDON  
PLANNING BOARD  
October 4, 2021**

PRESENT: Chairman Doug Allen, Vice Chair Merton Bartels, Members Greg Whitney, Kevin Rooney, Suzanne Airy, Richard Share. Also present were Councilman Dave McEwen, Town Engineer Scott Allen and Board Clerk Stacy Nisbet. Absent was Mark McEwen.

Chairman Doug Allen called the meeting to order at 7:31 p.m.

**PUBLIC HEARINGS:**

Motion made by Kevin Rooney to waive the reading of the legal notice, seconded by Mert Bartels. All in favor; motion carried.

**PB-10-21 – Oakridge Glen – 240 Route 31** – Townhomes – Preliminary and Final Phase 1 – (101 Townhomes)

Motion made by Kevin Rooney to open the public hearing, seconded by Greg Whitney. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Kevin Rooney to close the public hearing, seconded by Suzanne Airy. All in favor; motion carried.

**PB-21-21 – Pulcini – 2305 Quaker Road** - Realty Subdivision

Motion made by Kevin Rooney to open the public hearing, seconded by Suzanne Airy. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Kevin Rooney to close the public hearing, seconded by Mert Bartels. All in favor; motion carried.

**PB-13-21 – Hallings – Eddy Road** – Realty Subdivision and Site Plan Modification

Motion made by Kevin Rooney to open the public hearing, seconded by Suzanne Airy. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Kevin Rooney to close the public hearing, seconded by Merton Bartels. All in favor; motion carried.

**PB-20-21 – Beckenbach – 127 Main Street** – Commercial Building

Motion made by Kevin Rooney to open the public hearing, seconded by Suzanne Airy. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Kevin Rooney to close the public hearing, seconded by Suzanne Airy. All in favor; motion carried.

**PB-10-21 – Oakridge Glen – 240 Route 31** – Townhomes – Preliminary and Final Phase 1 – (101 Townhomes)

Representative from Marathon Engineering and Stonehaven were present to discuss their application. They showed their final plans and explained the different phases of the project. The 1<sup>st</sup> phase includes 101 units, a pool, picnic area, pickle ball and a dog park.

County approval was based on Stonehaven guaranteeing payment for a traffic light. The roads within the development will be maintained by the developer.

Stonehaven continues to see strong demand for this project. They continue to have a waiting list for their location in Brockport.

The Town Board did the SEQR.

Kevin Rooney made a motion to grant preliminary approval for the entire multi phase, multi family project and Final approval for Phase 1 which includes 111 multi-family units and the TPD Zoning for the commercial lots. Seconded by Mert Bartels, all in favor; motion carried.

**PB-17-21 – Macedon Properties - 1568 Route 31F** –Sketch Plan Revision - Mini Storage

Lalit Shah from Macedon Properties and Logan Rockcastle from Marks Engineering were present to discuss the application. They reconfigured the layout of the buildings to make them two buildings instead of three. The building footprint has changed. The doors will be accessed through a center walkway. There will be no access on the ends of the buildings. They still need a zoning variance for the front setback for the corner. The buildings are 65' x 150'. They plan to use solar panels on the roof. The buildings are one story. They are still working on the elevations. They do have plans for landscaping and will create screening for visibility from the road.

Motion made by Kevin Rooney to grant approval for sketch plan, seconded by Mert Bartels. All in favor; motion carried.

**PB-13-21 – Hallings – Eddy Road** – Realty Subdivision and Site Plan Modification

Al Larue from McMahon LaRue Associates was present to address the application. There is a modification to the plans to approve the septic and subdivide the lot. The current septic will serve the lot that will be split and a new septic will be put in with the new house.

The SEQR that was done with the house is adequate for this change.

A motion was made by Kevin Rooney to grant approval for the subdivision and site plan approval for the Halling property on Eddy Road. Seconded by Mert Bartels. All in favor; motion carried.

**PB-20-21 Beckenbach – 127 Main Street** – Preliminary/Final

Jeff Beckenbach and Mike Greene from Greene Land Surveying were present to address the application. The Board asked what is the material on the bottom of the building? It is a steel building and there will be white brick on the bottom. The County planning board said they had no concerns. The lighting will be LED. There are only a few parking spaces because this will be low traffic. The windows will all have awnings above them. Kevin Rooney states that the DOT won't like the brick sign out front because it will be a fixed object too close to the road. A SEQR will need to be done. There is a subdivision needed and there is a cross easement for the sewer.

A motion was made by Mert Bartels for a negative declaration, seconded by Suzanne Airy. All in favor; motion carried.

A motion to approve was made by Mert Bartels to grant preliminary and final approval for 127 Main Street with a recommendation to change the sign. Seconded by Kevin Rooney. All in favor; motion carried.

**PB-09-21 – Indus - 362 Route 31** - Site Plan Modification – KFC Enclosure

This is for a site plan modification to move the dumpster enclosure. This modification is necessary because there will be an issue with the truck pulling in to empty the dumpster.

Motion made by Kevin Rooney to approve the site plan modification. Seconded by Suzanne Airy. All in favor; motion carried.

The fence is still contingent on the field meeting with the neighbors.

**NEW BUSINESS**

**PB-21-21 – Pulcini – 2305 Quaker Road** - Realty Subdivision

Brian and Andrea Pulcini were present to address their application. They are moving a property line to make more sense and give better access to the property. This is a simple subdivision.

Kevin Rooney made a motion for a negative declaration on SEQR for the property at 2305. Seconded by Suzanne Airy. All in favor; motion carried.

Kevin Rooney made a motion to grant approval for the realty subdivision. Seconded by Suzanne Airy. All in favor; motion carried.

**PB-22-21 - Spusta – 1029 Victor Road** – Sketch Plan – Single Family Home

The plan is to build a single family residence. They will have a shared driveway. The house will sit far back off the road which is far from the hydrants. Therefore the house will have a sprinkler system in it. There will be adequate space for a fire truck to turn around. The Town Engineer, Scott Allen wanted to see the numbers on the hydraulic on the water main. A Board Member asked about the sprinkler system and wondered if there was a main shut off for the system. Typically, if there was an incident it activates individual sprinkler heads, not the whole system.

Merton Bartels made a motion to approve the sketch plan for the single family resident. Seconded by Suzanne Airy. All in favor; motion carried.

**PB-23-21 - Magnatag - 2031 O'Neill Road** – Sketch Plan - Building Expansion

Thomas Bock, Project Engineer, from CPL was present to address the application for Magnatag. They are building a 12,000 square foot addition for additional manufacturing. They will also be revising the parking lot to add additional parking and revising the landscaping. They are joining 2 parcels in order to be compliant with the code for the size of a building on a parcel. The Town Engineer asked if the height of the addition was going to be in line with the current building. Thomas answered that he thought so but would double check. The main entrance of the building will be moved.

Kevin Rooney made a motion to approve the sketch plan, seconded by Merton Bartels. All in favor; motion carried.

**ZBA REFERRAL**

**Z-11-21 - Indus - 350 and 362 Route 31** – Area Variance – 300-194-D1 – additional square footage, 300-195-A2 – two monument signs, 300-195-C3 – additional building signs

The original plans showed a pylon sign for the KFC. The Board asked that for a smaller monument sign because that location is not appropriate for a pylon sign. They also asked to eliminate signs E, F and H on the original plans. One board member asked how the number of signs compared to McDonald's. Scott said the restaurants have more signs now because of the drive thru and menu board. Each item gets counted as a sign.

A motion was made by Kevin Rooney to give a positive referral for the signs with the removal of E, F, and H and M will be changed to a 10' tall monument sign with 1 panel. Seconded by Richard Share. All in favor; motion carried.

**TOWN BOARD REFERRAL**

Special Use Permit – K-N-J Automotive – 2060 O'Neill Road

Steve Austin was present to request a Special Use Permit to run an auto repair shop out of his building. This building was originally set up for an auto repair shop, then it was converted to office space. He would like to convert it back to an auto repair center. A Board member asked why he needed a Special Use Permit, Scott Allen answered that the DMV requires a letter from the Town for anyone that does NY state inspections.

Richard Share made a motion for a positive referral . Kevin Rooney seconded it. All in favor; motion carried.

**MINUTES:**

Merton Bartels made a motion to approve the 09/08/21 minutes, seconded by Kevin Rooney. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Merton Bartels, seconded by Kevin Rooney. All in favor meeting adjourned at 9:07p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board