

**TOWN OF MACEDON
PLANNING BOARD
January 10, 2022**

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

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

NEW BUSINESS

PB-26-21 –PEMM LLC – 240 NYS RTE 31 – Quicklees Convenience Store/ Car Wash – Sketch Plan Approval

Don Lewis from Marathon Engineering was present to address the application. The original project was going to be 5,200 square foot and has been reduced to 4,400 square foot once they designed the inside layout. He stated that Quicklees currently has three projects going on. When they have existing locations they are doing full remodels. This will be a new build. The site is an outparcel designed and subdivided as lot three of the Townhomes at Oakridge Glen. The Board asked if there were other locations. Don stated that there is a location at Lehigh Station Road, Culver Road, 441 and 250, and in Avon, where their home office is located. He provided marketing packages that show what the project will look like. There will be a store with gas pumps and a drive thru. The restaurant inside will likely be Tim Hortons. The Board wanted to ensure that it was not going to be a Dunkin Donuts since we already have one in town. Kevin Rooney questioned if the que for the drive thru was long enough since they do not want traffic backed up on Route 31. Don responded that he did not think it would be an issue. There is enough room between the order window and the pick-up window that it should be able to accommodate 12 vehicles. It should also be able to accommodate some of the bigger trucks. The site will also have a car wash and vacuums. Mark McEwen asked about the traffic light. It is anticipated that a light go up in the future. The timing will hopefully be triggered with this commercial property being built. Kevin Rooney asked if Don was involved with the other commercial properties going in and he said not yet. Kevin said they just want to make sure that the properties line up.

A motion was made by Kevin Rooney to approve the sketch plan for a Quicklees Convenience store at 240R NYS Route 31, seconded by Merton Bartels. All in favor; motion carried.

OLD BUSINESS

PB-17-21 – Macedon Properties – 1568 Route 31F – Mini Storage Final Approval

Mark's Engineering was present to address the application. The last meeting there was mention of a possible drainage issue on the property. They have had their team survey and it should not be an issue. Mark McEwen asked about the fencing around the property. The 6ft decorative metal fencing will be used on all four sides of the property. Kevin Rooney asked if the solar panels are still going to be used on the roof. The answer is yes they are still being considered but cost may be a factor. Town Engineer Scott Allen mentioned that the drawings presented at the meeting are not the drawings of the actual building but are to show the colors that will be used and the fencing.

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

A motion was made by Kevin Rooney to grant final approval, with the colors and fencing to match the drawings that were presented at the meeting, seconded by Greg Whitney. All in favor; motion carried.

MINUTES:

Mert Bartels made a motion to approve the 10/04/21 minutes, seconded by Kevin Rooney. All in favor; motion carried. The 12/13/21 minutes were tabled until the next meeting.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mert Bartels, seconded by Richard Share. All in favor meeting adjourned at 7:50 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board