

**TOWN OF MACEDON
PLANNING BOARD
April 4, 2022**

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

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

OLD BUSINESS

PB-05-22 – 1936 Route 31 - Amazing Properties – Change of Use – Group home to 5 Unit apartment building

Dena Vasquez from Amazing Property Group and Carmine Torchia from Torchia Structural Engineering Group were present to address the application.

The applicant wants to turn this into a 5-unit apartment building. They are looking for a referral for Town Planning Board for a Special Use Permit.

Merton Bartels stated that this project received a positive referral from the County Planning Board meeting on March 30, 2022.

A board member asked if there is an elevator in this building. The answer was no there is not.

The plan is to create 5 apartments. There will be 3 on the first floor and they will be wheelchair accessible. There will be 2 apartments on the second floor which will not be wheelchair accessible.

Most of the work that will need to be completed is interior.

A board member asked if there was a community dumpster. The answer is yes.

What is the intent for any outdoor improvement? The vinyl siding is going to be power washed and there is some of the cedar shaker shingles that need to be painted. The exterior will be cleaned up but there will be no changes to the footprint. The parking lot will be updated to add more parking spaces.

The first floor will consist of two 2-bedroom apartments and one 3-bedroom apartment. The second floor will consist of one 3-bedroom apartment and one 4-bedroom apartment. Dena mentioned that there is a need in the community for these sized apartments based on information from the school district.

Scott Allen asked about the current sprinkler system and what changes will need to be made. One sprinkler head will need to be moved. Superior Security Solutions are working to change out the alarms. Some of them need to be revised to include smoke and carbon. The fire extinguishers are where they need to be. The reporting alarm panel will be updated.

When asked about the heating system, Deana responded that the heating system will be updated for cleaner energy.

The basement will be left vacant and will not be accessible to the residents. There will be keyed entry. Heating consists of two gas furnaces. One heats the first floor; the other is for the second floor.

Kevin Rooney commented on the looks of the apartments that Amazing Properties recently did in Palmyra. Dena stated that these apartments will have a similar look, as the design and materials will be the same.

Scott asked about the utilities and what will be included in the rent. If the heating system gets updated according to plan the residents will pay their own utilities. Worst case scenario heat will be included, and the resident will pay their own electric. The heat and electric in the common areas will be included. Will end up with six electric panels.

Scott asked about the generator and if it was still there. Only emergency lighting and the alarms system are currently hooked to the generator. It also runs the sump pump. She put in backflow systems after the last flooding in October. She is also putting in water powered back up for the sump pumps.

Dave McEwen asked if the rents would be based on market value or is they are government subsidized. The answer is they are based on market value, not government subsidized.

Suzanne Airy made a motion for a positive referral; seconded by Merton Bartels. All in favor; motion carried.

MINUTES:

Merton Bartels made a motion to approve the 03/07/22 minutes, seconded by Richard Share. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Suzanne Airy. All in favor meeting adjourned at 7:53 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board