

**TOWN OF MACEDON  
PLANNING BOARD  
May 02, 2022**

PRESENT: 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.

Vice Chairman Merton Bartels called the meeting to order at 7:30p.m.

**PUBLIC HEARING**

A motion to waive the reading of the Legal Notice that was placed in the paper was made by Kevin Rooney and seconded by Greg Whitney. All in favored; motion approved.

**PB-07-22 – Schumacher – 56 Main Street** – Realty Subdivision – Public Hearing

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.

**OLD BUSINESS**

**PB-07-22 – Schumacher – 56 Main Street** – Realty Subdivision – Public Hearing

Mike Greene from Greenland Surveying was present to address the application. The property currently consists of the Bickford House, where the Schumachers live and a carriage house where their son lives. The property has a shared driveway. They would like to split this into 2 separate parcels with their own tax ID numbers. The carriage house will need a separate house number. Due to the way the numbers were done in the former Village the carriage house will need to be 56 ½.

Mrs. Schumacher thanked the Board and stated that Macedon has been very good to them. They ran the Bickford House for 55 years but had to close due to staffing shortages. Now they will live in the house.

Motion made by Kevin Rooney to issue a negative declaration on SEQRA, seconded by Suzanne Airy. All in favor; motion carried.

Motion made by Kevin Rooney to grant subdivision approval, seconded by Greg Whitney. All in favor; motion carried.

**PB-06-22 – Gray – 1920 Route 31** – Proposed Property Re-Use for Landscape Business with potential future retail – Referral to Town Board

Joseph Gray was present to address the application. He is a contractor that currently lives in Middlesex and would like to expand his business. He is buying 1920 Route 31 which was the former McDonalds. He owns a property management business which does landscaping and snow removal. He would put

overhead doors on the back of the building, and it would be used for the storage of equipment. Could potentially open to retail sales of mulch. As far as remodeling the building he would remove the wall for the 3-section freezer and put in the overhead door and a couple of offices. Outside repairs would consist of paint and landscaping. He was asked about the storage bins he planned to use. They are not a permanent structure. He was asked how many employees he has. His response was not enough. He would like to be at 8 but currently has 2 and 2 part timers.

Bulk material will be stored in bins at the back of the property. Might possibly put retail product to the front of the property but it would be minimal. He is not looking to compete with Country Max.

The building has been sitting empty and can not be used for food or restaurant. The Town would like to see the building used.

He was asked if his trucks and uniforms are labelled. His response was some are, but they are still working on getting the trucks labelled. He has 7 vehicles, the oldest is an "06". He is in the process of upgrading. He doesn't want old trucks rolling up to the worksite.

He was asked about signage. He doesn't currently have any planned. He wants to put in double swing timber gates. Going for a rustic look. The back of the property has a ditch, so people won't be able to approach from the back. There is a nice tree line, but it needs to be cleaned up. All the dead stuff and overgrown bushes will be cleaned out.

A Board Member asked about any color changes to the building. His company colors are yellow and green, but he does not plan to use those on the building. He will paint the trim and spruce up the outside of the building. He was asked if the roof of the building was flat. Yes, it is. When asked where he currently does business, he stated that he does work all over Monroe, Ontario, Livingston and Yates Counties. This will be his primary location.

Motion made by Greg Whitney to issue a positive referral, seconded by Suzanne Airy. All in favor; motion carried.

He will be put on the agenda for the Town Board meeting on Thursday.

Scott Allen informed everyone that the MS4 Annual Report is available on the Town website. It is available for Public Review and comments.

#### **MINUTES:**

The approval of the 4/4/22 minutes was tabled until the next meeting.

#### **ADJOURNMENT:**

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Greg Whitney. All in favor meeting adjourned at 8:12 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board