

**TOWN OF MACEDON  
PLANNING BOARD  
August 8, 2022**

PRESENT: Chairman Doug Allen, 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 7:30p.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-08-22 – Caliber Collision – 1615 Macedon Parkway** – Site Plan Preliminary/Final

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-11-22 – McPike – 2608 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 Suzanne Airy. All in favor; motion carried.

**PB-12-22 – Murphy– 2733 Hance Road** – Realty Subdivision

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-13-22 – VanHout – 1508 Alderman 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 Suzanne Airy. All in favor; motion carried.

**PB-08-22 – Caliber Collision – 1615 Macedon Parkway** – Site Plan Preliminary/Final

Kevin Leddy from Kimley-Horn and Gus Wilson from Old Acre McDonald were present to address the application. Andrew Unger from ADG was also present. Kevin Leddy gave the update; they recently went before the County Planning Board and received a recommendation for approval with minor comments which have already been addressed. Seeking preliminary and final site plan approval as well as a referral to Town Board for Special Use Permit.

Gus Wilson the developer stated that they are a national developer that focus on high quality tenants like Chipotle, Sleep Number, Aldi, and Panera Bread. They would like to bring a Caliber Collision to Macedon. For people that are not familiar with Caliber Collision, he likes to start with what they are not. They are not a pull apart junk yard, they are not a tire shop with a lot of noise, they are not an oil change facility that deals with an abundance of chemicals. What they are is a high-quality collision repair center with over 1,300 stores across 27 states, that primarily handle insurance paid automobile repairs. They are a great corporate citizen that gives back to the community. They are ahead of the game in governmental compliance and safety. All work takes place indoors. Once a vehicle is deemed totaled it is on a truck and is immediately sent away. They work quickly, average time on the lot 5 and 10 days. Clean, well-rounded business that is typically open weekdays 8 to 5:30. Good neighbors with normal office hours.

Kevin Rooney asked about the screening fence. Is the fence 6 or 8 feet? The board would like it to be 8 feet black vinyl all the way around. Except the front where there will be customer and employee parking. There will be landscaping all the way around.

Kevin Rooney asked about the stormwater plan. This is being reviewed by BME. The comment was made that the curb cut outs do not line up for the two new businesses. Scott commented that the amount of traffic going in and out of each business would not be so much that it would make a difference.

Scott asked Gus about the agreement regarding the traffic light. Gus said yes, there was a proposition for them to join the agreement regarding the traffic signal. He does not feel that they should be involved with it because the small amount of traffic they will draw.

Scott explained that he understood there was a proposal for an MOU for Royal, Quiklees and Caliber.

NYS DOT is stating that the Quiklees being built will trigger the light. If that does not happen, then need to build some of the Townhomes to trigger the light. The light is in everyone's best interest.

Gus does not want the C of O to be held because of the traffic light. The town wants the light.

Scott explained that if the development across Route 31 does not move forward then Caliber and Royal would need to have traffic studies done which could hold up the project.

Gus stated that they will negotiate with the other developers to agree on the percentages for each group and join the MOU (Memorandum of Understanding).

Mark asked what the legal binding was for the light. Scott responded that he thought a bond is required.

The traffic study was already completed by Oakridge Glen.

Mark McEwen asked about the landscaping. Wants to make sure the green areas will be maintained and mowed.

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 approve the final site plan with the condition that the fencing is changed to an 8' black vinyl fence, the stormwater is vacated to the pond on the other parcel on the site and an MOU is provided to the satisfaction of the Town regarding the installation of the traffic light prior to the building permit being issued, the greenspace areas will be maintained as mowed lawn, the lights in the monument sign will be maintained, for the proposed Caliber Collision at 1615 Macedon Parkway, seconded by Suzanne Airy. All in favor; motion carried.

A motion was made by Greg Whitney for a positive referral to the Town Board, seconded by Suzanne Airy. All in favor; motion carried.

#### **PB-11-22 – McPike – 2608 Quaker Road** – Realty Subdivision

Kevin Tung from Greenland Surveying was present to address the application. This is a boundary line adjustment. Mr. McPike has been mowing the small square of property and reached out to the farmer who owns it to ask if he could purchase it. It is a simple subdivision.

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

Motion made by Kevin Rooney to approve the realty subdivision, seconded by Richard Share. All in favor; motion carried.

#### **PB-12-22 – Murphy– 2733 Hance Road** – Realty Subdivision

Kevin Tung from Greenland Surveying was present to address the application. The applicant wants to subdivide the property to sell to Gerber to build a house in the future. They would take roughly 3 acres from 53 acres.

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 approve the realty subdivision, seconded by Suzanne Airy. All in favor; motion carried.

Motion made by Kevin Rooney to grant sketch plan approval, seconded by Suzanne Airy. All in favor; motion carried.

**PB-13-22 – VanHout – 1508 Alderman Road** – Realty Subdivision

Jerry VanHout wants to do a subdivision so he can sell the house he currently lives in but would like to retain a piece of the property to build a smaller house on or purchase the house next door down the road.

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 approve the realty subdivision, seconded by Suzanne Airy. All in favor; motion carried.

**COMMENTS:**

Rob and Melinda Kelsey currently run a cat boarding business at 11 West Main Street and wanted to talk to the Board about possibly moving their business across the road at 20 West Main Street. They would like to take down an existing shed and do a single-story slope roof w/ solar. They want to be able to build a building that they can pull into and not be connected to the house. They will require some variances. They would like to build an apartment, so in the instance of a domestic situation where someone with a cat needs to leave their home they could stay there with their animal.

The Boarding building at 11 West Main Street would go back to being an accessory structure. They don't use signage or advertising because there are bad people in the world. They don't want people dropping cats off. They will have shrubbery around the new building to shield it from the day care center.

Not asking for anything today just wanted to present it to the board. No one has an issue with what he wants to do. He will have to go to the Zoning Board for variances.

**MINUTES:**

Kevin Rooney made a motion to approve the 07/11/22 minutes, seconded by Suzanne Airy. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Richard Share, seconded by Kevin Rooney. All in favor meeting adjourned at 8:34 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board