

**TOWN OF MACEDON
PLANNING BOARD
November 4, 2024**

PRESENT: Chairman Greg Whitney, Members Suzanne Airy, Kevin Rooney, Suzanne Airy, Richard Share and Mark Graf. Also, present was Town Board Member Dave McEwen, Town Engineer Scott Allen, and Board Clerk Stacy Nisbet.

Greg Whitney called the meeting to order at 7:30p.m.

Special Use Permit Referrals:

PB-17-24– Dimension Solar– 1945 Walworth Road – Solar Panels – Macedon CSG LLC

Hayley Effler from Dimension Energy, Ari Goldberg from Barclay Damon and Bryan Bayer from C & S Companies were all present to address the application. They are looking for a referral for a Special Use Permit. This project is proposed to be 20.3 acres in size, fixed panels, no battery storage and will be accessed through Greg Smiths property. Dimension Energy is the owner and operator of the project.

They have met with the Town Board and have received ag approvals. They have received their permit from the Amry Corps of Engineers which also showed no ag issues. The cultural resources was complete and they received their concurrence letter. They are adhering to the Towns setback requirements, and they could at some point up their DC capacity.

They have done the land survey, the real topo and the stormwater prevention plans are in place. No basins will be needed to treat water.

The Town Board has referred the application to the Planning Board and the County Planning Board, SUP 300-172 and 300-187. They plan to take advantage of the existing vegetation. The County was glad they were taking trees down because it opens more ag land once parcels are decommissioned. They will bring in an EPC. A general contractor will hire to level and prepare the land as well as decommission it when the time comes.

The power gets connected in 3 phases with 5 poles. Board member Keving Rooney asked about the size of the pole. They will be standard size. They have disconnects. Two are owned by the utility company and three are owned by Dimension.

The Mullards were present and they again expressed their concerns with possible encroachment on their property. The applicants explained that there is no encroachment on their property. Bryan Bayer stated that the improvements will be on the public easement and Greg Smiths property. The Mullards also mentioned how unsightly the poles will be and how they could impact the future sale of their home.

A motion was made by Doug Allen for a positive referral; seconded by Mert Bartels. All in favor; motion carried.

ZBA REFERRALS:

Z-06-24 – Evans Fox LLP – 248-R Route 31 – Interpretation

This is in regards to a concrete crushing business. The applicant plans to appeal the interpretation in the Zoning Code. The DEC was called to see if it is legal in a residential area. This has been tabled until December.

Z-07-24 – Rooks Duplex - 1795 Leno Road – Area Variance

Marks Engineering was present to address the application. They are looking for a Zoning Board Referral to build 3 Duplexes with a shared driveway. Zoning Code stated you need a driveway for each.

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

Z-08-24 - Randsco – 740 Quaker Road – Area Variance

The applicant is looking for a positive referral to the Zoning Board to run an Auto Repair Center too close to a residential area. This location was already being used for this purpose.

A motion was made by Kevin Rooney for a positive referral; seconded by Doug Allen. All in favor; motion carried.

OLD BUSINESS:

PB-16-24 – West Mac Apartments – West Street – Rebuild Apartments

The Board would like to see the plans for landscaping and windows. Can it have a false front since the end of the unit will be seen from Main Street.

PB-15-24 – Rooks Duplex – 1795 Leno Road – Duplex

This application is waiting for approval from the Zoning Board.

NEW BUSINESS:

Draft Comprehensive Plan – 11/13/24 6:00 pm Hearing

They are hoping to have the adoption plan in place by the end of the year. The Town Board needs to do a SEQR and the Public Hearing.

PB-18-24 - Cedar Creek Villages – Brixton Drive – Apartments

This is an application that will be coming before the Board. They would like to see a market study. This will be apartments and senior housing. This was on the agenda for informational purposed only.

MINUTES:

A motion was made by Suzanne Airy to approve the 07/15/24 minutes, seconded by Kevin Rooney. All in favor; motion carried.

A motion was made by Suzanne Airy to approve the 08/05/24 minutes, seconded by Richard Share. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Richard Share, seconded by Suzanne Airy. All in favor meeting adjourned at 9:00 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board