

**TOWN OF MACEDON
PLANNING BOARD
December 2, 2024**

PRESENT: Chairman Greg Whitney, Members Doug Allen, Mert Bartels, Suzanne Airy, Richard Share and Mark Graf. Also, present was Town Engineer Scott Allen, and Board Clerk Stacy Nisbet.

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

ZBA REFERRALS:

Z-09-24 – Olsen – VL Route 31F – 300-30 –Accessory Building Without Primary Building

Mr. Olsen purchased the property on Route 31F near Land Pro. He wants to build a pole barn to store his equipment. There is no residence on the property. His family uses the land for hunting and maple syrup.

A motion was made by Doug Allen for a Positive Referral, seconded by Mert Bartels. All in favor; motion carried.

**Z-10-24 – Eckert – 2302 Vandy Drive – 300-164-B Non-Conforming Bldg shall not be expanded
300-Schedule 1 – 60’ Setback**

Heather Eckert is requesting a setback of 42.6 feet for an addition to her home. She is on a corner lot with the majority of her house facing Vandy Drive.

A motion was made by Mert Bartels 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

Vlad Mirochink the property owner and Nick from Gerber Homes were present to address the application. They would prefer not to have any barriers between the two buildings to ensure that it looks like one complex. The Board would like them to spruce up the end of the unit that will be showing on Main Street so you cannot see the parked cars, grills and other items tenants might have at the back side of the apartments. Each unit will have a garage. They will be requesting the Town Board do a SEQR and an Expansion of the Non-Conforming use.

Sue Airy made a motion for a Positive Referral, seconded by Mert Bartels. All in favor; motion carried.

PB-17-24– Dimension Solar– 1945 Walworth Road – Solar Panels

Ari Goldberg from Barclay Damon and Hayley Effler from Dimension Energy were present just to give the Planning Board and update on the project. They are going to the Town Board for a Public Hearing on

December 12, 2024. They have worked with the Fire Department and met with the neighbors, the Mullards regarding putting additional landscaping on their property.

The Mullards are concerned with the poles that will be placed close to their property and are concerned it will bring the value of their home down. A Board member asked how big the poles are or if they could use shorter poles. Pole height is a requirement of the power company. The standard pole is 50 feet with 10 feet buried.

A Board Member asked how many trees they are using for the buffer. Hayley responded 2 rows. Approximately 70 trees. Richard Share asked them to show them where the poles would be in relation to the Mullards driveway. Board Member Mark Graf asked what type of tree they planned to use. They will be White Spruces. He then suggested they use bigger more mature trees. Then they could plant fewer trees but give the Mullards a better buffer instead of having to wait for the smaller trees to get bigger. The applicant agreed to have their Landscape Architect look into it.

No other changes were made to the site plan for this project.

MINUTES:

A motion was made by Sue Airy to approve the 11/04/24 minutes, seconded by Doug Allen. All in favor; motion carried.

ADJOURNMENT

A motion to adjourn the meeting was made by Sue Airy, seconded by Mert Bartels. All in favor; motion carried.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board