

**TOWN OF MACEDON  
PLANNING BOARD  
May 5, 2025**

PRESENT: Chairman Greg Whitney, Members Merton Bartels, Suzanne Airy, Kevin Rooney, Doug Allen and Mark Graf. Also present was Town Attorney Tony Villani, Town Board Member Dave McEwen, and Town Engineer Scott Allen and Board Clerk Stacy Nisbet.

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

**PUBLIC HEARINGS:**

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

**PB-01-25 – Wade – Pannell Road** – Subdivision and Site Plan for Single Family Residence

Motion made by Suzanne Airy to open the public hearing, seconded by Merton Bartels. All in favor; motion carried.

No one was present to speak in favor or against.

Motion made by Kevin Rooney to close the public hearing, seconded by Merton Bartels. All in favor; motion carried.

**PB-02-25 – Tempo LP – East Avenue** – 2 Lot Subdivision

Motion made by Doug Allen to open the public hearing, seconded by Kevin Rooney. All in favor; motion carried.

No one was present to speak in favor or against.

Motion made by Doug Allen to close the public hearing, seconded by Mark Graf. All in favor; motion carried.

**PB-17-24– Dimension Solar– 1945 Walworth Road** – Site Plan Solar Panels

Motion made by Suzanne Airy to open the public hearing, seconded by Merton Bartels. All in favor; motion carried.

Grace and John Mullard were present. They want to ensure they will have access to their driveway during the construction process.

Motion made by Doug Allen to close the public hearing, seconded by Mark Graf. All in favor; motion carried.

**PB-06-25 – WMRE – West of Wayneport Road** – Site Plan for Renewable Natural Gas Facility

Motion made by Kevin Rooney to open the public hearing, seconded by Doug Allen. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Doug Allen to close the public hearing, seconded by Kevin Rooney. All in favor; motion carried.

**PB-03-25 – Fig Hollow– 880 Yellow Mills Road** – Site Plan Ag Venue

Motion made by Suzanne Airy to open the public hearing, seconded by Merton Bartels. All in favor; motion carried.

No one present to speak in favor or against.

Motion made by Doug Allen to close the public hearing, seconded by Mark Graf. All in favor; motion carried.

**PB-05-25 – Stop 28 Farms– 750 Alderman Road** – Subdivision and Site Plan for Single Family Residence

Motion made by Suzanne Airy to open the public hearing, seconded by Kevin Rooney. 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 Doug Allen. All in favor; motion carried.

**OLD BUSINESS**

**PB-01-25 – Wade – Pannell Road** – Subdivision and Site Plan for Single Family Residence

Bryan White from McMahon Larue and Chris and Sue Wade were present to address the application. They are subdividing a 102-acre parcel of land. They are taking 2 acres to build a single family residence. They will also be building a pole barn. The drainage swale is to the left of the property.

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

Motion made by Suzanne Airy to grant Subdivision and Site Plan approval for the lot at Pannell Road seconded by Merton Bartels. All in favor; motion carried.

**PB-02-25 – Tempo LP – East Avenue** – 2 Lot Subdivision

Eric Hynes is requesting a 2 lot Subdivision. He is purchasing the rear portion of the property behind Goodwill and then plans to merge it with the land he already owns. He was asked if he had specific plans for it. His answer was not yet.

Motion made by Doug Allen to issue a negative declaration on SEQRA for the final subdivision of the property at East Avenue seconded by Mark Graf. All in favor; motion carried.

Motion made by Suzanne Airy to grant Subdivision approval for the property on East Avenue, seconded by Merton Bartels. All in favor; motion carried.

**PB-17-24– Dimension Solar– 1945 Walworth Road – Site Plan Solar Panels**

Ari Goldberg from Barclay Damon and Hayley Effler from Dimension Solar were present to address the application. Hayley gave an update on the plans. They took into account the Boards request to do better landscaping. The trees will be taller and they will use less poles. Panels and access plans have remained the same. The 38 pages of conditions for the Special Use Permit have been agreed to. There will be one pad with up to 5 cabinets. A Board member asked her to answer Grace Mullards question which was will they have access to their driveway at all times during construction. Hayley assured them that they will have access. Since the driveway of this project is partially in the easement, Kevin Rooney wants to be sure that they contact the County Highway Department to make sure they are aware. The construction phase could take 6 to 8 months.

Grace Mullard asked who they should contact if any issues arise. Scott Allen, Town Engineer, said they should call him.

They will be planting white spruce trees 12' to 14' in height near the poles. All along the access road they are planting trees to screen the facility.

Town Attorney, Tony Villani explained to the Board that the Town was the lead agency on the SEQR and they issued a negative declaration.

Scott Allen, then read the following resolution.

**PLANNING BOARD  
TOWN OF MACEDON**

**WAYNE COUNTY, NEW YORK**

**Site Plan Approval**

**May \_5\_, 2025**

**WHEREAS**, Macedon CSG LLC (“Applicant”) proposes to construct an approximately 5.00 MWAC or less ground-mounted, principal use solar energy system (“Solar Array”) on a portion of 2072 Walworth Road (aka 1945 Walworth Road), Tax I.D. 63112-00-621221 (“Property”) in the Town of Macedon (“Town”); and

**WHEREAS**, the Solar Array consists of +/- 20.3 acres of solar array area and solar energy equipment, including interconnection wiring that will be a combination of pole-mounted (1 to 2 poles), overhead wiring, and pad-mounted electrical equipment, and the Property is approximately 476 total acres; and

**WHEREAS,** the Property is zoned AR-40 where, under, the Zoning Ordinance of the Town (“Ordinance”) §§ 300-172, 300-187, the Solar Array is permitted on the Property through issuance of a Special Use Permit from the Town Board, subject to Planning Board recommendation, and Site Plan approval from the Planning Board; and

**WHEREAS,** on August 12, 2024, the Applicant submitted its initial Site Plan and Special Use Permit Application (“Application”) to the Town Board and Planning Board; and

**WHEREAS,** over the course of Town review of the Solar Array, the Applicant revised its Application on October 28, 2024, January 8, 2025, and March 24, 2025, with supplemental submissions in response to comments by the Town Board, Planning Board, and Town consultants, as well as comments from the public; and

**WHEREAS,** the documents submitted by the Applicant that constitute its Application, as revised, consists of:

1. The required Town Application forms for Site Plan and Special Use Permit Review, together with various project narratives and comment responses supplementing said forms and responding to relevant Ordinance standards for Solar Array review, including a Special Use Permit Criteria Analysis
2. A Full Environmental Assessment Form (“FEAF”) pursuant to the New York State Environmental Quality Review Act (“SEQRA”), with such FEAF being revised in concert with certain Solar Array design revisions, last revised March 24, 2025
3. Stamped ALTA survey dated October 4, 2023
4. Stamped Civil Site Plans, last revised March 20, 2025, and consisting of the following individual site plan sheets, as revised:
  - G-001 Title Sheet
  - C-100 Property Plan
  - C-101 Overall Site Plan
  - C-102 Existing Conditions Plan
  - C-103 Site Grading Plan
  - C-103A Road Grading Plan
  - C-104 Site Erosion and Sediment Control Plan
  - C-104A Road Erosion and Sediment Control Plan
  - C-105 Landscape Plan
  - C-106 Landscape Plan Details
  - C-501 Erosion and Sediment Control Details
  - C-502 Erosion and Sediment Control Details
  - C-503 Fence Details
  - C-504 Signage Details
  - C-505 Soil Restoration Specifications
5. Vendor-Shop Drawings of Pad-Mounted Equipment
6. Data Sheet for Solar Array equipment, including Solar Module, Inverter, and Racking
7. Visual Simulations with Photo-Location map

8. Proposed Operations & Maintenance Plan
9. Decommissioning Plan with template Surety, revised January 8, 2025
10. Wetland Delineation Report
11. Stormwater Pollution Prevention Plan;
12. Agricultural Data Statement
13. Contiguous Forest Impact Analysis
14. Adjacent Property Value Impact Report
15. Abridged CESIR with NYSEG
16. Recorded and Redacted Memorandum of Lease
17. United States Army Corps of Engineers Determination of No Jurisdiction
18. New York State Department of Agriculture & Markets No Adverse Effect Letter
19. New York State Parks, Recreation and Historic Preservation Initial Determination Letter

**WHEREAS**, on October 10, 2024, the Applicant appeared before the Town Board; and

**WHEREAS**, the Town Board referred a full statement of the project to the Wayne County Planning Board ("County") pursuant to General Municipal Law § 239-m; and

**WHEREAS**, on October 23, 2024, the County reviewed the Solar Array and, pursuant to GML § 239-m, recommended approving the Solar Array; and

**WHEREAS**, the November 4, 2024, the Applicant appeared before the Planning Board who recommended approval of the Special Use Permit for the Solar Array pursuant to Ordinance 300 § 172; and

**WHEREAS**, on December 2, 2024, the Applicant again appeared before the Planning Board; and

**WHEREAS**, in accordance with the provisions of SEQRA and 6 NYCRR 617, the Town Board preliminarily declared its intent to serve as Lead Agency for purposes of SEQRA, classified the Solar Array as a Type 1 action, and conducted a coordinated SEQRA review of the Solar Array; and

**WHEREAS**, on April 24, 2025, the Town Board made its determination of significance pursuant to SEQRA and issued a Negative Declaration, finding the Solar Array would have no significant adverse impact on the environment; and

**WHEREAS**, on April 24, 2025, the Town Board adopted a resolution issuing the Special Use Permit for the Solar Array; and

**WHEREAS**, on May 5, 2025, the Planning Board held and closed a duly noticed public hearing on the Solar Array.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board that:

1. The Planning Board accepts and incorporates the April 24, 2025 determination of non significance and finding that the Solar Array would have no significant impact on the environment.
2. Based upon a thorough review and examination of the known facts relating to the Solar Array and careful review by the Planning Board of the design, orientation, site plan and individual plan sheets, as well as written narratives, studies, and response from the Applicant, the Planning Board approves the Site Plan for the Solar Array.
3. This Resolution shall take effect immediately.

The foregoing Resolution was voted upon with all Town Planning Board members voting as follows:

On a motion of Member	_____Rooney_____
Seconded by Member	_____Graf_____
Chairman Greg Whitney	AYE
Merton Bartels	AYE
Suzanne Airy	AYE
Kevin Rooney	AYE
Richard Share	NOT PRESENT
Mark Graf	AYE
Doug Allen	AYE

The foregoing resolution was declared adopted by   6   of the   7   members of the Planning Board.

   May      5  , 2025

Town of Macedon Planning Board

\_\_\_\_\_  
Greg Whitney, Chairman

Doug Allen is asking with solar approvals we have had why is there more legal ease on this one. The answer was that things have changed over the years and now we are doing a more thorough job.

The Town issued a negative declaration on SEQRA.

Motion made by Doug Allen to grant Site Plan approval for the Solar project on Walworth Road seconded by Mark Graf. All in favor; motion carried.

**PB-06-25 – WMRE – West of Wayneport Road** – Site Plan for Renewable Natural Gas Facility

Luanne Meyer from Barton and Loguidice was present to address the application. They received the referral for the SUP. The Town Board has issued a neg dec. They will be building a 40,000 square foot facility. It will sit behind the berm so it will have low visibility. Noise studies they have done show that they meet the noise ordinance. There will be back up flares when the gas is not flowing. It will be contained inside the tube. There will be minimal construction traffic. Kevin Rooney asked where the driveway will be. It will be on Wayneport Road. When asked when the project will start, the answer was right after approval. They still have to post the air study but will start the foundation as soon as they have approval. Would like to commission it by Quarter 2 of 2026.

Tony Villani addressed the Board to discuss the steps the Town Board has taken and they have issued the neg dec on the SEQRA. The Town Board has been advocating for this project. Scott Allen then read the following resolution:

WM RENEWABLE ENERGY, LLC (WMRE) RENEWABLE NATURAL GAS (RNG)

SITE PLAN APPROVAL

PLANNING BOARD RESOLUTION APPROVING SITE PLAN

FOR THE PROPOSED WMRE RNG FACILITY

WHEREAS, WM Renewable Energy, LLC (WMRE) has applied to the Town of Macedon for approval to construct a Renewable Natural Gas (RNG) Facility on the High Acres Landfill property, west of Wayneport Road;

AND WHEREAS, the Proposed Action was determined by the Town Board to be an Unlisted Action;

AND WHEREAS, Macedon Town Board declared its intent to be lead agent on the Proposed Action on May 9, 2024;

AND WHEREAS, a coordinated review was conducted with NYSDEC as an “involved agency”, and all identified interested agencies;

AND WHEREAS, the application was referred to the Town of Macedon Planning Board and Wayne County Planning Board for advisory reviews;

AND WHEREAS, the Wayne County Planning Board recommended approval of the Proposed Action at their April 24, 2024 meeting;

AND WHEREAS, the Town of Macedon Planning Board recommended approval of the Proposed Action at their August 5, 2024 meeting;

AND WHEREAS, the Town Board held a public hearing on the application at their regular meeting on September 12, 2024;

AND WHEREAS, the Town Board has considered all comments received from the Town and County Planning Boards as well as the comments received at the Public Hearing in their review of the Proposed Action;

AND WHEREAS, the Town Board has adopted a Negative Declaration resolution relative to the SEQRA review on the Proposed Action,

AND WHEREAS, on May 5, 2025, at a regularly scheduled and advertised public hearing, the Macedon Planning Board reviewed the site plan and opened the hearing for public comments,

AND WHEREAS, the public hearing was duly closed,

NOW, THEREFORE, BE IT RESOLVED by the Planning Board that:

1. The Planning Board accepts and incorporates the March 31, 2025 determination of non significance and finding that the Renewable Natural Gas Facility would have no significant impact on the environment.
2. Based upon a thorough review and examination of the known facts relating to the Renewable Natural Gas Facility and careful review by the Planning Board of the design, orientation, site plan and individual plan sheets, as well as written narratives, studies, and response from the Applicant, the Planning Board approves the Site Plan for the Renewable Natural Gas Facility.
3. This Resolution shall take effect immediately.

The foregoing Resolution was voted upon with all Town Planning Board members voting as follows:

On a motion of Member                      \_\_\_Rooney\_\_\_\_\_

Seconded by Member                      \_\_\_\_\_Graf\_\_\_\_\_

Chairman Greg Whitney	AYE
Merton Bartels	AYE
Suzanne Airy	AYE
Kevin Rooney	AYE
Richard Share	NOT PRESENT



Mark Graf AYE

Doug Allen AYE

The foregoing resolution was declared adopted by \_6\_ of the \_6\_ members of the Planning Board on May 5, 2025

Town of Macedon Planning Board

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Greg Whitney, Chairman

The Town Board issued a negative declaration on SEQRA.

Motion made by Kevin Rooney to grant Site Plan Approval for the Renewable Natural Gas Facility seconded by Mark Graf. All in favor; motion carried.

**PB-03-25 – Fig Hollow– 880 Yellow Mills Road** – SUP Referral / Site Plan Ag Venue

Steve and Tricia Kuntz were present to address the application. They would like to have a tent set up by McCarthy Tents to accommodate outdoor weddings at Fig Hollow Barn.

They are requesting a positive referral back to the Town Board for a Special Use Permit.

Motion made by Kevin Rooney to issue a positive referral back to the Town Board for a Special Use Permit, seconded by Suzanne Airy. All in favor; motion carried.

**NEW BUSINESS**

**PB-05-25 – Stop 28 Farms– 750 Alderman Road** – Subdivision and Site Plan for Single Family Residence – Sketch

Mike Greene from Greene Land Surveying was present to address the application. Not too long ago this parcel was subdivided. Now they want to subdivide another parcel. It will have a boomerang driveway. They want a bigger parcel to build a single family home.

Motion made by Mert Bartels to issue a negative declaration on SEQRA, seconded by Mark Graf. All in favor; motion carried.

Motion made by Doug Allen to grant Sketch Plan approval, seconded by Kevin Rooney. All in favor; motion carried.

**PB-07-25 – Exter-Jessop-Leo – County Line Road** – 3 Lot Subdivision – Sketch Approval

Mike Greene from Greene Land Surveying was present to address the application. The three applicants purchased the 5 acre lot together and now want to subdivide it into 3 lots so they can each build a single family home on their lots. Mike said the perc test were good.

Motion made by Doug Allen to Sketch Plan approval, seconded by Kevin Rooney. All in favor; motion carried.

**PB-08-25 – Camp – Daansen Road – Site Plan – Sketch Approval**

Mike Greene was again available to address the application. Travis Camp wants to have Gerber build a single family home for him on his parcel.

Motion made by Kevin Rooney to grant Sketch Plan approval, seconded by Mark Graf. All in favor; motion carried.

**PB-09-25 – McPherson – 2258 Route 350 – Subdivision and Site Plan – Sketch Approval**

Mike Greene was present to address the application. The parcel on the right side of the driveway wants to be able to sell two flag lots. The lots would be big enough for duplexes.

Plans need to be updated; therefore, this application was tabled until updated plans are available.

**PB-04-25- Greene – 70 Drumlin Drive – 2 Lot Subdivision – Sketch Approval**

Mike Greene wants to subdivide his parcel so he can sell it.

Motion made by Kevin Rooney to grant Sketch Plan approval, seconded by Mark Graf. All in favor; motion carried.

**MINUTES:**

Merton Bartels made a motion to approve the 03/03/25 minutes, seconded by Mark Graf. All in favor; motion carried.

Suzanne Airy made a motion to approve the 01/06/25 minutes, seconded by Kevin Rooney. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Kevin Rooney. All in favor; meeting adjourned at 8:40 p.m.

Respectfully submitted,

*Stacy Nisbet*

Stacy Nisbet  
Clerk to the Board