

**TOWN OF MACEDON
PLANNING BOARD
May 4, 2020**

PRESENT: Chairman Doug Allen, members Kevin Rooney, Greg Whitney, Mert Bartels, Suzanne Airy, Mark McEwen and Tom Morrison. Also present were Town Engineer Scott Allen, Town Councilman David McEwen. and Board Clerk Brandi Schutt.

Chairman Allen called the meeting to order at 7:30 p.m.

NEW BUSINESS:

PB-02-20 – Hitchcock – 680 Turner Road – Sketch Plan Review – Applicant is seeking site plan approval to construct a single-family home on a 6.1-acre lot, zoned AR-40.

Mike Greene was present to address the board on behalf of the applicant. He explained the applicant would like to build a single-family home on their property where they already have a driveway leading to a barn.

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

PB-03-20 – Norsen – 2322 Magog Road – Sketch Plan Review – Applicant is seeking site plan and subdivision approval to split a 3.2-acre lot off from the existing 18.3-acre lot at 2322 Magog Road, for the purpose of constructing a single family home, on land zoned AR-40. The new home is proposed to be constructed fronting on Turner Road.

Mike Greene was present to address the board on behalf of the applicant. He explained that the applicant would like to subdivide the parcel into two lots and build a single-family home on the empty lot to the west.

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

PB-04-20 – Vega / VIP Fit – 240 NYS Route 31 – Sketch Plan Review – Applicant proposes to demolish the rear portion of the former Cowlick Restaurant and construct a new addition on the rear of the building for the purposes of changing the use from a restaurant to a fitness facility. The land is zoned GC, General Commercial. This project was granted a variance (Z-08-19) relative to expansion of a non-conforming structure.

Colin Vega was present to address the board on behalf of the application. He explained that he will be provided double the parking that will be requires and that they will be leaving the main structure there. He addressed concerns about the parking stating that it will be located along the perimeter of the property. He plans to add new additions that will accommodate an exercise area, showers, and bathrooms.

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

PB-05-20 – Rochester Construction Group – 180 NYS Route 31 – Sketch Plan Review – Applicant proposes to change the use at 180 NYS Route 31 from a recreational use (mini golf and batting cages), to a general business use, and construct a 6,000 s.f. building with accessory storage areas. The land is zoned GC, General Commercial.

Steve and John Nardozi were present to address the board on behalf of their application. Steve Nardozi explained that he would like to build a storage barn for equipment and create more parking for the residential construction company. He explained that the employees work off the property and will only be in and out for equipment. He mentioned the batting cages and hut will be where they place the building and it will be about 300 feet from the road.

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

ZBA REFERRALS:

Z-02-20 – Sharp – 2828 County Line Road – Area Variance – Applicant proposes to construct an addition on his detached accessory structure within 7 feet of his rear property line. Town Zoning Code Schedule 1, requires detached accessory structures in the AR-40 zoning district to be 15 feet from the rear property line. Additionally, Zoning Code 135-61-B-3 requires the accessory structure not to exceed the gross square footage of the principal structure.

Town Engineer Scott Allen explained that the applicant would like to add an addition to his existing structure with a 7-foot setback from the rear property and the structure is bigger than his primary structure.

A motion was made by Greg Whitney, seconded by Suzanne Airy, for a Positive referral. All in favor; motion carried.

Z-03-20 – Lewis – 1296 NYS Route 31 – Area Variance – Applicant proposes to construct a detached garage within 10 feet of his side property line. Town Zoning Code Schedule 1, requires detached accessory structures in the R30 zoning district to be 15 feet from the side property line.

Town Engineer Scott Allen explained that the applicant would like to tear down his existing barn and replace it with a new one on the other side of the property. He discussed that the application was denied at the Appeals Board, but the applicant has modified the plans with a smaller barn and moved it out of the easement.

A motion was made by Greg Whitney, seconded by Suzanne Airy, for a Positive referral. All in favor; motion carried.

Z-04-20 – Cermak – 107 Paddy Lane – Area Variance – Applicant proposes to construct a detached garage in the front yard area of his lot. Hamlet Zoning Section 303-C-5 requires detached garages to be behind the front building line of the principal structure.

Town Engineer Scott Allen explained that the applicant would like to construct a detached garage in his front yard. He mentioned that the structure will still be set back from the road behind other homes.

A motion was made by Kevin Rooney, seconded by Greg Whitney, for a Positive referral. All in favor; motion carried.

TOWN BOARD REFERRAL:

Local Law #3-2020 – Amendment to Solar Zoning Ordinance

Town Engineer Scott Allen explained that the Town Board would like to make an amendment to the solar zoning local law for solar commercial installations. He explained the 5 changes would be in setbacks, lot coverage, what's required from applicants, access roads, and 3rd party inspections. Town Councilman David McEwen explained that there has been issues with an approved site in the Town. Board members expressed their concerns with 1,000 feet eliminating land for them to build on and only occupying thirty percent with panels.

A motion was made by Mark McEwen, seconded by Kevin Rooney, for a Positive referral.
Airy- Yes; Bartels- Yes; McEwen- Yes; Morrison- Yes; Rooney- Yes; Whitney- Yes; Allen- No;

MINUTES:

A motion to approve the 2-03-20 minutes was made by Suzanne Airy, seconded by Mert Bartels. All in favor; minutes approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Kevin Rooney All in favor; meeting adjourned at 8:42 p.m.

Respectfully submitted,

Brandi Schutt
Clerk to the Board