

**TOWN OF MACEDON
PLANNING BOARD
June 7, 2021**

PRESENT: Chairman Doug Allen, Members Merton Bartels, Kevin Rooney, Mark McEwen, Greg Whitney, and Suzanne Airy. Also present were Town Engineer Scott Allen, Town Councilman David McEwen and Board Clerk Stacy Nisbet. Absent was Tom Morrison.

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

PUBLIC HEARINGS:

Motion made by Kevin Rooney to waive the reading of the legal notice, seconded by Greg Whitney. All in favor motion carried.

PB-12-21 – Beckenbach – Drumlin Drive – Subdivision

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

Mike Green was present to address any questions from the board.

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

PB-16-21 – Chopan – 3203 West Walworth Road – Subdivision

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

Mike Green was present to address any questions from the board. The question was asked what the area was zoned. The answer was residential and that this is a request for a simple subdivision.

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

OLD BUSINESS:

PB-09-21 – Indus Hospitality Group – 262 Route 31 – Sketch plan approval, KFC and Hotel

It was announced that there would be a workshop meeting with the engineers and architects at a Planning Board Meeting on 6/21/21. There will also be a neighbors meeting on June 21st.

Rebecca Spurr from BME and Jett Metha from Indus Hospitality Group were present to address any questions. It was stated that the plan has changed from a 4 story hotel to 3 and they shifted the layout

to the west by 25' so a variance is no longer needed and that gives additional room for landscaping. There will be a 6' berm which will act as a screened buffer. The traffic study is underway and is being done by McFarland Johnson. The sewer water and discharge will be treated prior to being discharged into the sewer.

There were four residents who attended the meeting. One showed where the drive-thru is compared to her house. She stated she would like a fence put up. She asked about alcohol at the hotel, to which she was told there was not a bar at the hotel. Someone also asked about children being at the hotel. Another resident stated that he thought these were too close to housing and didn't think any other KFC's or hotels were that close to houses.

Jett responded to these concerns by stating that he is happy to work with the community to address their concerns.

Doug Allen stated that he thought the proposed berm and landscaping would be better than a fence. Merton Bartels agreed and said it would act as a better sound barrier than a fence. Kevin Rooney asked about the differences in the new plan versus the original plan. The new plan does not require any zoning variance.

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

NEW BUSINESS:

PB-12-21 – Beckenbach – Drumlin Drive – Subdivision

Mike Greene from Greene Land Surveying and Jeff Beckenbach were present to discuss the subdivision of the property into 5 lots.

A motion was made by Kevin Rooney to issue a negative declaration on SEQRA, seconded by Merton Bartels. All in favor; motion carried.

A motion was made by Kevin Rooney to grant subdivision approval, seconded by Merton Bartels. All in favor; motion carried.

PB-16-21 – Chopan – 3203 West Walworth Road – Subdivision

Mike Greene from Greene Land Surveying was present to discuss the subdivision.

A motion was made by Kevin Rooney to issue a negative declaration on SEQRA, seconded by Suzanne Airy. All in favor; motion carried.

A motion was made by Kevin Rooney to grant subdivision approval, seconded by Suzanne Airy. All in favor; motion carried.

PB-13-21 – Hallings – Eddy Road – Sketch plan approval, house and barn

Al LaRue and Frank Hallings were present to address the application. This plan supersedes the previous plan. The rest of the property will be farmed.

A motion was made by Merton Bartels to approve the sketch plan, seconded by Greg Whitney. All in favor; motion carried.

PB-14-21 – Cascino– Wilcox Road – Sketch plan approval, storage

Mike Greene and Dave Cascino were present to discuss the application. The space will be used to store classic cars. No business will be run from the property. Scott Allen suggested some tree should be planted. It will be mowed on a regular basis.

A motion was made by Kevin Rooney to grant sketch plan approval, seconded by Merton Bartels. All in favor; motion carried.

PB-15-21 – Heganovic– Quaker Road – Sketch plan approval, storage for small business

Mike Greene and Jasmin Heganovic were present to discuss the application. They have changed the location of the barn and will put a swale in to help dry things out. This will be used for a small landscaping business.

A motion was made by Merton Bartels to grant sketch plan approval, seconded by Suzanne Airy. All in favor; motion carried.

ZBA REFFERAL:

Z-06-21 – Savage – 2526 Creek Road – Area variance, front setback

Town Engineer Scott Allen explained that the applicant is looking to build a detached barn and is looking for a variance for a front setback of 28 feet.

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

TOWN BOARD REFERRAL

PB-10-21 - Oakridge Glen 240 Rt. 31 – TPD Rezoning

Matt Tomlinson from Marathon Engineering, as well as Rick Kartes and Tim Holland from Stonehaven were present to discuss the application.

They stated that currently Oakridge Glen does not meet the requirements for a signal light. Their design will have limited impact on the wetlands. It will offer many amenities, a playground, pickle ball and

maintenance. The project will be done in three phases. They will have pads on Route 31 for businesses as well as the residential townhomes. These will not be age restricted. Management will take care of the lawn, roads and maintenance. Carlson Lane will not be used right away.

Scott Allen told the builder that he was impressed with the current worksite they are developing in Brockport.

The application was sent to the County Planning Board and they mentioned the traffic being an issue.

A motion was made by Kevin Rooney, seconded by Merton Bartels, for a positive referral. All in favor; motion carried.

A final comment was noted by the Board that traffic is an issue and will need to be addressed.

MINUTES:

A motion to approve the 05-03-21 minutes was made by Mert Bartels, seconded by Suzanne Airy. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Suzanne Airy. All in favor; meeting adjourned at 8:45 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board