

**TOWN OF MACEDON  
PLANNING BOARD  
November 8, 2021**

PRESENT: Chairman Doug Allen, Vice Chairman Mert Bartels, Members Mark McEwen, Greg Whitney, Suzanne Airy, and Kevin Rooney and Richard Share. Also present were Town Councilman David McEwen, Town Engineer Scott Allen and Board Clerk Stacy Nisbet

Chairman Doug Allen called the meeting to order at 7:31 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-22-21 – Spusta – 1029 Victor Road** – Single Family Residence – Preliminary/ Final Approval

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

No one present to speak in favor or against.

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

**OLD BUSINESS:**

**PB-22-21 – Spusta – 1029 Victor Road** – Single Family Residence – Preliminary/ Final Approval

Mike Greene from Greene Land Surveying was present to address this application. He explained that this is a five acre lot and the new single family residence will share a driveway. A Board Member asked if everything will drain to the front and the answer was yes. The septic is in the front yard. There will be room for the fire trucks to turn around and the Town Engineer mentioned that the house will have a sprinkler system.

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

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

**PB-17-21 – Macedon Properties - 1568 Route 31F** - Mini Storage – Preliminary Approval

Logan Rockcastle from Mark's Engineering was present to address the application. The plans have been changed to consist of 2 building with a walkway going through the middle and outdoor access. The parking lot will be paved. The Board wants to ensure that there will be adequate landscaping since the units will be visible from the road. The roof will have a regular peak and will have solar panels. The lighting will be dark star compliant.

The Town Engineer, Scott Allen mentioned that it had been brought to his attention that there is a cross culvert that runs under 31F and drains into the swale from North to South. Logan stated that he will look into that and have it surveyed so that it can be accounted for in his drainage plans for the project. Scott asked about the sign. He would like more detail on that.

Motion made by Kevin Rooney to grant preliminary approval, seconded by Richard Share. All in favor; motion carried.

**NEW BUSINESS:**

**PB-25-21 – Wyman – 3125 Kittering Road** – Single Family Residence – Sketch Plan

Mike Greene from Greene Land Surveying was present to address the application. This is a specialty house that will be fully handicapped accessible.

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

**ZBA REFERRAL**

**Z-12-21 - Leenhouts - 32 Erie Street** – Area Variance – 301-12-B(2) – 2 accessory structure max and 301-12-B(3) – 200 square feet max

A motion was made by Greg Whitney to give a positive referral, seconded by Mark McEwen. All in favor; motion carried.

**Z-13-21 – ABX – 200 Main Street** – Height Variance – 301 Attachment 4:2 – Max height 40’

This variance is required for a piece of equipment that is too tall for the current structure.

A motion was made by Mark McEwen to give a positive referral with landscaping on Route 31, seconded by Suzanne Airy. All in favor; motion carried.

**MINUTES:**

Minutes were tabled until the next meeting.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Mert Bartels. All in favor meeting adjourned at 8:26 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board