

**TOWN OF MACEDON  
PLANNING BOARD  
February 7, 2022**

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

Chairman Doug Allen called the meeting to order at 7:31p.m.

**PUBLIC HEARINGS:**

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

**PB-26-21 –PEMM LLC – 240R NYS RTE 31** – Quicklees Convenience Store/ Car Wash – Preliminary/Final Site Plan Approval

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

**PB-01-22 – Holtz – Wilcox Road** –Realty Subdivision – Preliminary/Final Approval - Site Plan and Sub-division

Motion made by Kevin Rooney to open the public hearing, seconded by Mark McEwen. 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 Richard Share. All in favor; motion carried.

**OLD BUSINESS**

**PB-26-21 –PEMM LLC – 240R NYS RTE 31** – Quicklees Convenience Store/ Car Wash – Preliminary/Final Site Plan Approval

Don Lewis from Marathon Engineering, was present via phone, to address the application 240R NYS Route 31. Their improvement plans are in the works. This projects is considered part of the 2<sup>nd</sup> phase of the project which will hopefully trigger the traffic light. Which the DOT is all in favor of. Parking is in the plan and a drive through. Mark asked about the retention pond and having the area around it look more attractive. The response was that the invasive species will be alleviated to the best of their ability and they will be cleaning out the swale. Scott said we are in discussion with BME our stormwater

people, to put the maintenance of this in the Town Code so it gets done on an annual basis. The DEC requires this and it needs to be updated in the code. This will require inspections and maintenance with repercussions spelled out.

Kevin asked about the timing of the installation of the traffic light. The owners (Oakridge Glen) will be responsible for the light. Scott asked if the highway design was started yet. The answer was yes. Kevin asked about the timeline. He does not want the Quicklees to open and then wait for the light. Oakridge Glen is putting the road in. Scott said we need a letter from DOT stating the light is being put in and when. The new road will be built to Town specs. Streetlight spec have been sent to Oakridge Glen to use the same lights. The road, Quicklees and the town homes will be under construction at the same time. Richard Share asked what the donut shop in the store was going to be. It will be a Tim Hortons. The water authority sent along a letter but everything should be addressed.

Mark asked about the backup generator and trash bins.

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 approve the Preliminary and Final site plan for a Quicklees Convenience store at 240R NYS Route 31, seconded by Merton Bartels. All in favor; motion carried.

**PB-01-22 – Holtz – Wilcox Road** –Realty Subdivision – Preliminary/Final Approval - Site Plan and Sub-division

Kevin Holtz was present to address his application. #00 feet of this property is zoned residential and the rear piece is ORM. This is a realty split so he can buy a piece of the land. He is working with BME to survey and look into building his building and other shops. Scott asked if there would be a shared driveway for the shops. The answer is yes. Richard Share asked about a discrepancy in the acreage on the application. It should be 20 acres and was revised.

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

A motion was made by Kevin Rooney to grant final approval for the subdivision at Wilcox Road, seconded by Greg Whitney. All in favor; motion carried.

**NEW BUSINESS**

**PB-02-22 – Greene/Tung – Drumlin Drive** – Residential - Sketch Plan and Sub-division

This was tabled until the next meeting as Mike Greene was not in attendance.

**MINUTES:**

Suzanne Airy made a motion to approve the 12/13/21 minutes, seconded by Mert Bartels. All in favor; motion carried. Greg Whitney made a motion to approve the 1/10/22 minutes, seconded by Richard Share. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Mert Bartels. All in favor meeting adjourned at 8:15p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board