

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

PRESENT: Vice Chairman Merton 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

Vice Chairman Merton Bartels called the meeting to order at 7:31p.m.

OLD BUSINESS

PB-02-22 – Greene/Tung – Drumlin Drive – 10 Residential lots – Preliminary Sketch Plan

Mike Green and Kevin Tung were present to address the application. Kevin will keep Lot 5.4-C and build a house on it; Mike Greene will keep lot 5.5-F to build his house. The remaining five lots will be sold.

They will leave the backline trees to keep the buffer between Kemp Drive and the lots. The road would go from a cul-de-sac off Drumlin, about 350'. The back properties would access their driveways from the cul-da-sac on Kemp Drive. Mark McEwen stated that he would like to see the two roads connecting. The back three lots were already sold, so it can't be changed now.

Scott Allen asked about maintenance. Mike Greene mentioned a possible shared HOA for the maintenance of the driveways. Mert Bartels asked if the cul-de-sacs would be big enough to for snow removal. The answer was yes, the size of the cul-de-sacs are determined by the state. They meet state fire safety code. Mike stated that they could adjust the size if needed but that will be determined by the Highway Superintendent.

Scott Allen asked if there will be standards set for the houses being built on the additional lots. Mike Green stated that yes there would be, but the concept covenant has not been completed yet. Possibly, 2,000 square feet plus a two-car garage but nothing definite yet.

Scott said there will need to be a sit down with the Highway, Water and Sewer.

Kevin Rooney made a motion to approve the sketch plan, seconded by Suzanne Airy. Mark McEwen not in favor. Majority in favor; motion carried.

NEW BUSINESS:

PB-03-22 – Kinney – Wilcox/Quaker – Landscape Business – Sketch Plan

Mike Greene and Ryan Kinney were present to address the application. Ryan Kinney wants to build a pole barn on his lot on Wilcox Road to house his landscaping business. The pole barn will be 50' x 72' with 4 bay doors. He will have roughly 5 employees working from there, it will fluctuate with landscaping in the warm months and plowing in the winter. They all have their own trucks so those will not be stored there. Ryan stated he will make sure the lot looks nice. He will do some natural stonework and trees as well as make sure it is mowed and maintained.

A board member asked what the building will look like, and he stated that it will be a medium gray on top and dark gray on the bottom. It will look like the other buildings in the area. Scott Allen asked him to provide pictures of what the building will look like.

There is currently no septic in the plans, but he would like water. Scott and Kevin stated they wanted to see where the septic will go in the final plans. The board would also like to see plans for the lighting.

Ryan Kinney will email pictures of what the building will look like.

A motion was made by Kevin Rooney to approve the sketch plan, seconded by Suzanne Airy. All in favor; motion carried.

LOG-INS:

PB-04-22 – 356/358 Wilkinson Road – Realty Subdivision

Simple subdivision that needs to be advertised and presented at the next meeting

PB-05-22 – 1936 Route 31 - Amazing Properties – Change of Use – Group home to 5 Unit apartment building

The applicant wants to turn this into a 5-unit apartment building. This will go to the Town Board meeting to get a referral for the County Planning Board and the Town Planning Board for a Special Use Permit.

GREEN INFRASTRUCTURE TRAINING – Kim Boyd from BME was present to do MS4 Program MCM 5 Post-Construction Stormwater Management training.

MINUTES:

Kevin Rooney made a motion to approve the 02/07/22 minutes, seconded by Suzanne Airy. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Richard Share. All in favor meeting adjourned at 8:27 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board