

**TOWN OF MACEDON  
PLANNING BOARD  
July 11, 2022**

PRESENT: Vice Chairman Merton Bartels, Members Mark McEwen, Suzanne Airy, Kevin Rooney, Greg Whitney. Also present were Councilman Dave McEwen, Town Engineer Scott Allen.

Vice Chairman Merton Bartels called the meeting to order at 7:30p.m.

**PB-10-22– Royal Car Wash - 1585 Macedon Parkway - Sketch Plan Review**

David Cox from Passero Associates and Anthony Danielle from Royal Car Wash were present to address the application. They are proposing a Royal Car wash at 1585 Macedon Parkway, one of the outparcels at Lowes.

There is room for 29 cars stacking before the payment booth. People can become members or just pay with their card. There is an emergency bypass if there were an emergency. Once the customer comes through the car wash there will be vacuums that are free for paying customers. They will be staying outside the power line area and the sanitary sewer runs North. They will be building outside the easement area. Stormwater will be tied into the NYS DOT stormwater system. The lighting will be dark star compliant. They know the code says they can't be closer than 500' to a residential area and they are not. They have good buffers for noise. The vacuum facilities meet all setbacks. The water will be recycled.

Royal has teamed up with Go Car Wash. Royal currently has 18 car washes and they all look the same. Now that they have surpassed 350 employees, they team up with Go Car Wash to help with HR, Payroll Processes and OSHA to ensure they are following all the guidelines. They will be utilizing the free-standing sign that is currently there.

They will require a Special Use Permit and 3 Variances:

Building height should be 24' but there building will be 31'  
Only 2 signs permitted, and they would like 4  
Maximum allowable square footage for signs will be exceeded

A board member asked if the car wash is manned. There will be 2 to 6 employees on site. They are not there to upsell.

They have had discussions with the developers across the street and will help with getting the traffic light. They would like help from the Town to recapture some of the costs from future developers. Lowes put up some initial funds for the traffic light there will still need to be an additional \$300,000 in funding. They want to ensure everyone pays their share. They feel that the car wash won't require the traffic light but understand the future business will demand a light. They would like to see the traffic light put in before they get their C of O. They have seen the process of getting a traffic light take upwards of 14 months and hope that this will not delay them getting their C of O.

A Board member asked how many cars per day they expect to use the car wash. They see on average of 500 to 600 cars per day during the week and up to 1,200 cars on Saturday although they expect the numbers to be a little closer to 800 on Saturday due to the area. Hours of operation will be 7:00am to 9:00pm.

Kevin Rooney stated he would like to see the driveways line up. The answer was that they based there plans on an existing driveway.

Is there a water separator? Yes 2,500 gallons. Scott stated that he would like the pylon sign that Lowes uses filled. They will utilize it.

The Board asked for a description of the materials used for the building. It will be 2 different color bricks, red and wheat. They use quick bricks. It will have heavy trim and black asphalt roof shingles. The entrance and exit to the car wash will be heated concrete to prevent freezing.

The recycling system in the water depends on the season. In this area 25% to 30% of the water is recycled. The heavy materials get sorted and UV lights recycle, that water gets reused for the under carriage and early stages of washing. They use high pressure nozzles, so it uses less water. The dryers get about 95% of the water off so there will not be a lot of water dripping once the cars come out.

The car washes are locally maintained by the employees. Mark McEwen asked about landscaping. They have not come up with the landscaping plan yet but showed a picture of one of the other locations. They want to ensure that it looks nice because they know if it looks bad, no one will want to go there.

They spoke briefly about the stormwater retention and regional retention and Town Engineer, Scott Allen told them they would need to meet with BME, the Towns Stormwater consultants for guidance.

Motion made by Kevin Rooney to grant sketch plan approval for the proposed Royal Car Wash at 1585 Macedon Parkway, seconded by Suzanne Airy. All in favor; motion carried.

#### **PB-09-22-Macedon Marina – 1125 Marina Parkway – 122 Unit Multi Family** – Sketch Plan Review

Lincoln Swedrock from BME Associates, Jim Barbato from Pride Mark Homes and Brian and Allie Keenan, owners of the Marina, were all present to address the application. They are proposing to build 122 multi family units on the open space near the Marina at 1125 Marina Parkway. There will be 2 three story 26-unit buildings and 7 ten-unit buildings and a community center close to the canal. The community center will have a pool and will be located near the Marina so it may be used by the tenants and people utilizing the Marina.

A water line goes through the middle of the sight, and they are working with WCWSA. There is a pump station that goes stagnant in the winter because of seasonal use at the campgrounds.

This project will need a Special Use Permit for multifamily and 4 variances:

- Number of units per acre
- Number of units in building
- 75' setback off Marina Parkway
- Internal road setback – car in garage and car in front

Jim Barbato stated that Creekstone across from Lollypop is one of there projects. The 26-unit building will have a center elevator and will be sprinklered. The Rents will start at \$1,600 and the highest is \$2,800. They currently have a waiting list of 125 people at Creekstone. These units draw and older demographic and long-term residence. There will be a 4,000 square foot community center. At

Creekstone they have seen residence organizing various events and utilizing the community center for games and events.

This will be a full partnership between the development and the marina. This will be a destination and an attraction. With potential future development.

The goal is to start moving dirt by next year.

The heating system is a heat pump. As far as landscaping, they have a big power line to contend with so there will probably not be any big trees but more ornamental ones.

Motion made by Kevin Rooney to issue sketch plan approval for 122 units at 1125 Marina Parkway, seconded by Greg Whitney. All in favor; motion carried.

### **ZBA REFERRAL**

**Z-02-22 -Macedon Marina – 1125 Marina Parkway – 122 Unit Multi Family** – Area Variances

**Z-03-22-Royal Car Wash -1585 Macedon Parkway** – Area Variances

### **MINUTES:**

Suzanne Airy made a motion to approve the 05/02/22 minutes, seconded by Kevin Rooney. All in favor; motion carried.

Suzanne Airy made a motion to approve the 06/06/22 minutes, seconded by Kevin Rooney. 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 8:30 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board