

**TOWN OF MACEDON
PLANNING BOARD
May 1, 2023**

PRESENT: Chairman Greg Whitney, Members Merton Bartels, Suzanne Airy, Kevin Rooney, Doug Allen. Also present were Town Engineer Scott Allen and Board Clerk Stacy Nisbet.

Chairman Greg Whitney called the meeting to order at 7:30p.m.

PUBLIC HEARING

A motion to waive the reading of the Legal Notice that was placed in the paper was made by Kevin Rooney and seconded by Merton Bartels. All in favor; motion approved.

PB-06-23 – Macedon Marina - 1125 Marina Parkway – 122-unit multi-family – Site Plan
Preliminary/Final

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

Jim Byron from Stone Street was available to speak in favor of the project. He stated that he appreciates them choosing Macedon for the project but asked why. The Marina is the ideal place for this project due to the open property and the close proximity to the Marina.

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

PB-06-23 – Macedon Marina - 1125 Marina Parkway – 122-unit multi-family – Site Plan
Preliminary/Final

Linc Swedrock from BME, Brian and Ally Keenan who own the Marina and Jim Barbato from Pridemark Homes were available to address the application. The required variances and Special Use permits have been approved. They have solidified the grading and design and housing plan for subdividing the Marina for 122 housing units and a community center. Driveways have been pushed back to add space in front of the garages and added guest parking. There will be a maintenance building. The County Planning board has approved with comments.

Jim Barbato of Pridemark stated they are building a similar project right now in Fairport. They have 1-, 2-, and 3-bedroom units that rent for \$2,000 up to \$4,000 a month. The units that are complete are already occupied and the 26 unit building already has 21 residents committed. They have offered to conduct a Tour of the current project for all the Planning Board Members.

The 3-story unit will have the option to rent a garage. They are changing from a dumpster to a trash room. They are not doing the project in phases. The whole infrastructure will be built. They see the potential residents as being young professionals and empty nesters.

A Board member asked about trees. Yes, new trees will be planted. Landscaping and lighting will be consistent with the Fairport project.

Town Engineer Scott Allen suggested scheduling a time to tour the Fairport project. Board Member Kevin Rooney asked Scott if there were any Fire emergency concerns. Scott answered that water and sewer had some concerns to have addressed and there was still a little work to do on the technical end.

SEQRA was already addressed at a previous meeting.

Motion made by Suzanne Airy to grant preliminary site plan approval for the 122-unit multifamily at 1125 Marina Parkway seconded by Merton Bartels. All in favor; motion carried.

PB-07-23- P & B Development Macedon Center Road – 2 lot - Realty Subdivision

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

No one was present to speak in favor or against.

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

PB-07-23- P & B Development Macedon Center Road – 2 lot - Realty Subdivision

Mike Green from Greene Land Surveying was present to address the application. The property is currently owned by Al Plumb and Herb Boyce. They want to split the property so one parcel can then be sold to Al Plumb's brother to be used for hunting.

They will continue to own the property that the cell tower sits on.

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

Motion made by Kevin Rooney to approve the 2-lot subdivision at Macedon Center Road seconded by Merton Bartels. All in favor; motion carried.

ZBA Referral

Z-01-23 -Jacobs – 2184 Magog Road – Area Variance – Section 300-63(B)3 – Accessory structure may not exceed the square footage of the Primary structure

Andy Jacobs would like to build a pole barn that is larger than the square footage of his house.

Kevin Rooney made a motion for a positive referral to the ZBA if no neighbors complain or object, seconded by Merton Bartels. All in favor; motion carried.

MINUTES:

Merton Bartels made a motion to approve the 4/03/23 minutes, 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 8:22 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board