

**TOWN OF MACEDON  
PLANNING BOARD  
May 3, 2021**

PRESENT: Chairman Doug Allen, Members Greg Whitney, Mark McEwen, Merton Bartels, Kevin Rooney and Suzanne Airy. Also present were Town Councilman David McEwen, Town Engineer Scott Allen and Board Clerk Stacy Nisbet. Absent was Tom Morrison.

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

**PUBLIC HEARINGS:**

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

**PB-08-21 – Marra – 460 Wilkinson Road** – Prelim/Final for single family home

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

**PB-02-21 – Liberty Hollow Subdivision** – Prelim/Final – Realty Sub & Site Plan 4 single family homes

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

**PB-11-21 – Kemp Realty Subdivision** – Quaker and Wilcox Road

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

**OLD BUSINESS:**

**PB-08-21 – Marra – 460 Wilkinson Road** – Prelim/Final for single family home

Mike Green from Greenland Surveying was present to speak on behalf of the applicant. The proposal is to build a single family residence. The perc test is good.

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

Motion made by Kevin Rooney to grant final site plan approval, seconded by Merton Bartels. All in favor; motion carried.

**PB-02-21 – Liberty Hollow Subdivision** – Prelim/Final – Realty Sub & Site Plan 4 single family homes

Bob Winans from DDS Engineering LLC was present to speak on behalf of the applicant. The proposal is to subdivide the property into 6 lots and build 4 single family homes on 4 of them.

Kevin Rooney commented that the driveway on lot 5 looked too close. Scott Allen commented that there is no prescribed setback for that.

Scott Allen clarified that this will be a private road and the houses will set far back. There will be a fire hydrant and a turnaround for the fire trucks.

There will be 4 houses built and one lot is in the flood plain and will be sold to the neighbor.

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

Motion made by Greg Whitney to approve site plan, seconded by Merton Bartels. All in favor; motion carried.

**NEW BUSINESS:**

**PB-11-21 – Kemp Realty Subdivision** – Quaker and Wilcox Road

Mike Green was present to speak on the application. This is a site plan proposal for 3 lots that will be used for small storage buildings.

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

Motion made by Kevin Rooney to approve the 2021 Kemp Realty subdivision, seconded by Suzanne Airy. All in favor; motion carried.

**PB-12-21 – Beckenbach Realty Subdivision** – Realty Subdivision – **For Discussion Only**

Jeff Beckenbach and Mike Green were present to address his application. The plan is to subdivide the 25 acre property into 5 five acre lots. Multiple people will be developing the 5 lots. 3 of the lots would have deed restrictions.

**TOWN BOARD REFERRAL:**

**Town Homes at Oakridge Glen** – TPD Rezoning

No one was present to speak on behalf of this application. Scott Allen gave a brief overview of the proposed project. Scott Allen stated that the town homes at Oakridge would be good because there would be one tax bill and one contact for the 256 units of housing. Wayside has purchased the mini golf which will stay open for now. SEQR will have go through the county meeting at the end of the month. There was a question regarding a traffic light. McFarland and Johnson will be doing a traffic study which is good because they are also doing the study for other upcoming projects and will understand and evaluated the overall impact.

**MINUTES:**

Mark McEwen made a motion to approve the 03-15-21 minutes, seconded by Greg Whitney. All in favor; motion carried.

Suzanne Airy made a motion to approve the 04-05-21 minutes, seconded by Merton Bartels. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Merton Bartels. All in favor; meeting adjourned at 8:56 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board