

**TOWN OF MACEDON  
PLANNING BOARD  
June 5, 2023**

PRESENT: Chairman Greg Whitney, Members Merton Bartels, Kevin Rooney, Doug Allen and Mark Graf. 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 Doug Allen. All in favor; motion approved.

**PB-09-23 – Gerber Homes – Farmington Road – 2 lot – Site Plan Preliminary/Final**

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

Mike Greene from Greene Land Surveying was present to address the application. The application is asking for site plan approval for 2 houses to be built on 2 separate parcels that were previously split from a larger lot.

Kate O’Neil was present to speak out against the application. She recently purchased the property at 1260 Farmington Road and was concerned that building the new houses next door would cause her assessment to go up. She was concerned that a cul de sac with multiple single-family homes were being built. She stated that she bought her home so she could raise her children in a country setting without having to look at houses directly next to her.

A Planning Board member explained that the best way to control what is built next to you is to buy the property. She was offered but declined.

Neighbors Brenda and Tim Simonson were also present to speak out against the application. They were questioning the placement of the mailboxes for the new homes. They stated that the mailbox for the house at 1260 is already in their yard and they don’t want to have to mow around even more mailboxes. Town Engineer Scott Allen stated that the Town does not determine where the mailboxes go. That is determined by the United States Postal Service.

Mike Greene explained that 1 single family residence was being built on 2 large lots. This is not a large development and multiple houses are not being built on one property.

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

**PB-09-23 – Gerber Homes – Farmington Road** – 2 lot – Site Plan Preliminary/Final

The Board discussed the application, and the houses meet the necessary setbacks for new single-family homes.

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

Motion made by Kevin Rooney to give preliminary and final site plan approval for the lots at Farmington Road seconded by Merton Bartels. All in favor; motion carried.

**PB-10-23- Holtz – VL Wilcox Road** – 7,200 square foot building – Sketch Plan

Mike Green was present to address the application. Kevin Holtz would like to build a 7,200 square foot building on a vacant lot to house his tree care company equipment. His employees work offsite. He has 6 employees that will come to the building to get their trucks and equipment and work offsite.

Motion made by Kevin Rooney to issue sketch plan approval, seconded by Merton Bartels. All in favor; motion carried.

**MINUTES:**

Merton Bartels made a motion to approve the 5/01/23 minutes, seconded by Mark Graf. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Mert Bartels, seconded by Doug Allen. All in favor meeting adjourned at 7:54 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board