

**TOWN OF MACEDON
PLANNING BOARD
September 6, 2023**

PRESENT: Chairman Greg Whitney, Members Merton Bartels, Suzanne Airy, Richard Share and Mark Graf. Also present was Town Board Member Dave McEwen, and Town Engineer Scott Allen.

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

PUBLIC HEARINGS:

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

PB-11-23 – Speranza – 2734 Hance Road - Preliminary/Final Site Plan and Subdivision Approval to build one Single Family Home

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

PB-12-23 – SMB Alliance – Barnes Road - Subdivision Approval to split one lot into four lots

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

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

PB-13-23 – Southwick – 2140 Eddy Road - Subdivision Approval to split one lot into three lots

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

PB-14-23 – Disabatino – 3196 Walworth Road - Subdivision Approval to split one lot into two lots

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

OLD BUSINESS

PB-06-23 – Macedon Marina – 1125 Marina Parkway

Final Site Plan Approval to build 122 Multi-Family Residential Units

Linc Swedrock was present to address the application. Since the last meeting the Planning Board had the opportunity to tour Parker Place which is similar to what this development will be. They have worked with the water authority and the electric company. They have added a sidewalk to the north side of Marina Parkway. The crosswalk will be worked on with LaBella as part of the grant. There have been no other changes to the plans. They are looking at a spring or summer timeline. They are working on the financing.

Greg Whitney asked if there was going to be an accessory shed. The answer is yes, just like the one that is currently at Parker Place.

Motion made by Mark Graf to grant Final Site plan approval to build 122 multi-family residential units, seconded by Richard Share. All in favor; motion carried.

PB-11-23 – Speranza – 2734 Hance Road

Preliminary/Final Site Plan and Subdivision Approval to build one Single Family Home

James Speranza and Mike Greene from Greene Land Surveying we present to address the application.

At the last meeting it was discussed that there needs to be an easement agreement. They worked with the Highway Superintendent, and he agreed. They will work with the Town and the attorney to come up with the easement agreement. The drainage ditch is close to where the house will be. James Speranza will maintain it but will grant 30-foot easement.

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

Motion made by Suzanne Airy to grant Preliminary and Final approval subject to the easement agreement for the lot at Hance Road seconded by Merton Bartels. All in favor; motion carried.

PB-12-23 – SMB Alliance – Barnes Road - Subdivision Approval to split one lot into four lots

Mike Greene was present to address the application. The applicants would like to subdivide the property into 4 lots. The lots will be odd shaped but will each have their own access.

The neighbor David Polino was present to ask questions. He wanted to know what was going to be done with the lots. The applicant will be seeking site plan approval for 1 house to be put on each lot. Mike Greene showed the neighbor the drawings showing the shape of the lots and he was satisfied with the project and had no objections.

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

Motion made by Richad Share to grant Subdivision approval for the property on Barnes Road seconded by Merton Bartels. All in favor; motion carried.

PB-13-23 – Southwick – 2140 Eddy Road - Subdivision Approval to split one lot into three lots

They want to divide the estate and sell the farm. They would like 3 lots with separate tax id numbers. The house will be retained by the woman who currently lives there.

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

Motion made by Suzanne Airy to grant subdivision approval for the property at Eddy Road seconded by Mark Graf. All in favor; motion carried.

PB-14-23 – Disabatino – 3196 Walworth Road - Subdivision Approval to split one lot into two lots

Mike Greene from Greene Land Surveying a present to address the application. Aaron Disabatino wants to subdivide his property to sell his current house and retain 30 acres to build a single-family home. His plans meet all the zoning requirements. He is looking for subdivision approval as well as sketch plan approval for the property he will build his house on.

Motion made by Mert Bartels to issue a negative declaration on SEQRA for the final subdivision of the property at 3196 Walworth Road, seconded by Mark Graf. All in favor; motion carried.

Motion made by Suzanne Airy to grant final Subdivision and Sketch plan approval for the property on Walworth Road, seconded by Merton Bartels. All in favor; motion carried.

NEW BUSINESS

SUP – Hallings – 2055 Eddy Road

Special Use Permit to Operate Small Business in AR-40 Zone (Family Trucking Business)

Frank and Kerry Halling were present to address the application. They currently run the family business from their 2020 Route 350 property and would like to move it to their Eddy Road Property. They would like to build a new barn at the Eddy Road location to house their trucks. They would like to build a 60' x 80' pole barn with a 25' lean to. They meet the zoning requirements but want to make sure it is covered with their business permit. There would be no signage and no in and out traffic.

Motion made by Mert Bartels to grant a positive referral, seconded by Greg Whitney. All in favor; motion carried.

MINUTES:

Merton Bartels made a motion to approve the 8/07/23 minutes, seconded by Richard Share. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Mark Graf. All in favor meeting adjourned at 8:10 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board