

**TOWN OF MACEDON  
PLANNING BOARD  
August 5, 2024**

PRESENT: Chairman Greg Whitney, Members Suzanne Airy, Kevin Rooney, Suzanne Airy, Richard Share and Mark Graf. Also, present was Town Board Member Dave McEwen, Town Engineer Scott Allen, and Board Clerk Stacy Nisbet.

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 Kevin Rooney and seconded by Richard Share. All in favor; motion approved.

**PB-12-23 – Prutsman– Barnes Road** – Modification of Site Plan and Subdivision Approval from 4 Single Family Homes to 2 Single Family Homes

Motion made by Kevin Rooney to open the public hearing, seconded by Mark Graf. 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-13-24 – Pribanich– 745 Alderman Road** – Realty Subdivision – Lot Line Adjustment

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-14-24 – Sharp Farms, LLC– 2828 County Line Road** – 1 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.

### **OLD BUSINESS**

**PB-12-23 – Prutsman– Barnes Road** – Modification of Site Plan and Subdivision Approval from 4 Single Family Homes to 2 Single Family Homes

Mike Greene from Green Land Surveying had previously submitted to divide the parcel into 4 lots. The new owner has decided they only want to split into 2 lots.

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

Motion made by Suzanne Airy to grant approval for the subdivision, seconded by Richard Share. All in favor; motion carried.

**PB-13-24 – Pribanich– 745 Alderman Road** – Realty Subdivision – Lot Line Adjustment

Joseph Celso was present to address the application. The application is to split a .056 piece of James Pribanich property at 745 Alderman Road so he can sell it to the neighbor Joseph Celso. This is a lot line adjustment.

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

Motion made by Suzanne Airy to grant approval for the subdivision of the property at 745 Alderman Road, seconded by Richard Share. All in favor; motion carried.

**PB-14-24 – Sharp Farms, LLC– 2828 County Line Road** – 1 Lot Realty Subdivision

Mike Green from Green Land Surveying was present to address the application. They are splitting roughly 5 acres of road frontage from the parcel while keeping road access to the farmland. The 5-acre lot will be sold.

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

Motion made by Suzanne Airy to grant approval for the subdivision at 2828 County Line Road, seconded by Mark Graf. All in favor; motion carried.

### **NEW BUSINESS:**

**PB-15-24 – Rooks-1795 Leno Road** – Sketch Plan – 3 Duplex Homes

Brennan Marks from Marks Engineering was present to address the application. The site slopes quite a bit and there is a crest in the hill. They will create a longer driveway to accommodate that. There would be a 4-lot subdivision and there has to be driveway agreements and cross access. The 3 duplexes will be on 3 separate lots. Asked if these will need to be sprinklered or could they put in a fire hydrant. These

will be rentals. Scott was concerned if there would be enough room to be able to replace the septic on the original house. The duplexes will be 2 bedrooms, 2 bathroom units with garages.

Scott stated he would check the driveway and slope requirements. A decision was made to table the decision until some questions could be resolved.

**OTHER BUSINESS:**

SUP Referral – Waste Management RNG Plant

Nicole Simonetti and Jeff Richardson from Waste Management and Luanne Meyer from Barton & Loguidice were present to discuss the request for a Special Use Permit Referral for the Renewable Natural Gas Plant that Waster Management is proposing.

Kevin Rooney made a motion to grant a positive referral for the SUP Referral, seconded by Mark Graf. All in favor; motion carried.

West Mac Apartments LLC – Proposed expansion of Non-Conforming Use – 2 West Street

Ian Kuchman from McMahon LaRue was present to show proposed plans for the apartments at 2 West Street. They would like to expand the Non-Conforming Use at 2 West Street to include rebuilding the building destroyed in the fire and add an additional building.

**MINUTES:**

The approval of the 07/15/24 minutes was tabled.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Mark Graf. All in favor meeting adjourned at 8:30 p.m.

Respectfully submitted,

Stacy Nisbet  
Clerk to the Board