

**TOWN OF MACEDON
PLANNING BOARD
January 6, 2025**

PRESENT: Chairman Greg Whitney, Members Suzanne Airy, Kevin Rooney, 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 Mark Graf. All in favor; motion approved.

PB-19-24 – Gerber Homes – Victor Road – Site Plan Approval - 2 Single Family Homes

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-20-24 – ALPCO - 846 Route 31F – 4 Lot Subdivision

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-21-24– Wyman– 3104 Kittering Road – 2 Lot 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-16-24 – West Mac Apartments – West Street – Site Plan Approval to Rebuild Apartments

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

Linda Braun the Town Historian was present not to speak for or against but to request more information. She reviewed the submitted documents and had no objections to the project.

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

OLD BUSINESS

PB-19-24 – Gerber Homes – Victor Road – Site Plan Approval - 2 Single Family Homes

Mike Greene from Greene Land surveying was present to address the application. They previously subdivided the property and now they would like to build 2 single family homes on the 2 lots. They did the perc tests and that was good for the septic. There is a swale on the property so the houses will need to be built further back on the property.

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 site plan approval, seconded by Suzanne Airy. All in favor; motion carried.

PB-20-24 – ALPCO - 846 Route 31F – 4 Lot Subdivision

Mike Greene from Greene Land Surveying was present to address the application. Al Plumb is conveying the business to his heirs. He wants to maintain his house which will be on one of the lots. The shop and the pond will be on another lot. This is a subdivision to create ease of financing. Wants to separate the business from his private home.

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

Motion made by Kevin Rooney to grant approval for the 4-lot subdivision at 846 Route 31F, seconded by Suzanne Airy. All in favor; motion carried.

PB-21-24– Wyman– 3104 Kittering Road – 2 Lot Subdivision

Mike Greene from Greene Land Surveying was present to address the application. Kim Wyman would like to subdivide the property to separate the business (Harv's Harley Davidson) from the rest of the property.

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

Motion made by Kevin Rooney to grant approval for the 2-lot subdivision at 3104 Kittering Road, seconded by Mark Graf. All in favor; motion carried.

PB-16-24 – West Mac Apartments – West Street – Site Plan Approval to Rebuild Apartments

The discussion of this application was tabled until the February meeting as the applicant was not present.

MINUTES:

The minutes were tabled, one member present was not present at the previous meeting.

ADJOURNMENT:

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Mark Graf. All in favor meeting adjourned at 7:55 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board