

**TOWN OF MACEDON
PLANNING BOARD
June 02, 2025**

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

PB-07-25 – Exter-Jessop-Leo – County Line Road – 3 Lot Subdivision – Preliminary/Final

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

No one was present to speak in favor or against.

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

PB-08-25 – Camp – Daansen Road – Site Plan – Preliminary/Final

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

PB-04-25- Greene – 70 Drumlin Drive – 2 Lot Subdivision – Preliminary/Final

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 Mark Graf. All in favor; motion carried.

PB-11-25 – Hilton – 2887 Walworth Road - Realty Subdivision

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

OLD BUSINESS

PB-07-25 – Exter-Jessop-Leo – County Line Road – 3 Lot Subdivision – Preliminary/Final

Mike Greene from Greene Land Surveying was present to address the application. The applicant wants to subdivide a 5.3 acres lot into 3 lots to build 3 single family homes. They meet the requirements for the minimum setback and they will be billy goat style. The soil percs well and they are sandy lots. No imported material will be necessary. They have good site lines with 10% grade on the driveways.

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

Motion made by Kevin Rooney to grant Subdivision and Site Plan approval for the 3 lots on County Line Road, seconded by Mark Graf. All in favor; motion carried.

PB-08-25 – Camp – Daansen Road – Site Plan – Preliminary/Final

Mike Greene was present to address the application. The applicant would like to build a Single Family home. There is no issue with the driveway. Kevin Rooney asked about the creek. The basement will sit above the 500 year flood plain.

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

Motion made by Mark Graf to grant Final Site Plan approval for the property at Daansen Road, seconded by Kevin Rooney. All in favor; motion carried.

PB-04-25- Greene – 70 Drumlin Drive – 2 Lot Subdivision – Preliminary/Final

Mike Greene was present to address the application. He wants to subdivide his parcel to sell one.

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

Motion made by Kevin Rooney to grant Subdivision approval subject, seconded by Mark Graf. All in favor; motion carried.

PB-11-25 – Hilton – 2887 Walworth Road – Realty Subdivision

After reviewing the documents, the Planning Board members discovered that there will be an issue with the setbacks of a barn on the property. They referred it to the Zoning Board.

Motion made by Kevin Rooney for a positive referral to the Zoning Board of Appeals, seconded by Doug Allen. All in favor; motion carried.

PB-05-25 – Stop 28 Farms– 750 Alderman Road – Subdivision and Site Plan Preliminary/Final Residence

Mike Greene from Greene Land Surveying was present to address the application. They will be keeping the driveway at a 10% grade. They want to subdivide an additional piece of property. This piece will be merged with the lot that was previously subdivided.

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

Motion made by Mark Graf to grant Subdivision and Site Plan approval for the lot at Alderman Road seconded by Kevin Rooney. All in favor; motion carried.

PB-09-25 – McPherson– 2258 Route 350 – Sketch Plan Approval

Mike Greene from Greene Land Surveying asked the Board to consider the application for Sketch Plan approval. The applicant would like to create 4 lots from 2 existing lots.

Motion made by Kevin Rooney to grant Sketch Plan approval for the 5 lot subdivision at 2258 Route 350, seconded by Doug Allen. All in favor; motion carried.

MINUTES:

Kevin Rooney made a motion to approve the 05/05/25 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 8:10 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board