

**TOWN OF MACEDON
PLANNING BOARD
August 4, 2025**

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

PB-09-25 – McPherson – 2258 NYS Route 350 – 4 Lot Site Plan and Subdivision

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

Anne Gilson, a neighbor was present to ask for more information. She also wanted to know if the new lots are already sold or if they would be available.

No one else 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-12-25 – Sorensen – Willowdale Drive – Fill and Grading Permit for Future Septic System

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-13-25 – Beckenbach – 1116 NYS Route 31 – Realty 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-14-25 – Stonehaven Development – Oakridge Glen Phase 2 Final Site Plan – 104 Units

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-09-25 – McPherson – 2258 NYS Route 350 – 5 Lot Site Plan and Subdivision

Mike Greene from Greene Land Surveying was present to address the application. Don McPherson wants to create 5 lots from 3. Mark Graf asked if Don McPherson would maintain control over the houses being built. Since they will be his neighbors, he will want to ensure they will be nice houses. Will the neighbors be given the option to buy? Will there be screening to prevent views from the neighbors?

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 Subdivision and Site Plan approval for the 5 lots, with the condition that there will be screening between the neighbors and the new single family homes, seconded by Suzanne Airy. All in favor; motion carried.

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

Mike Greene from Greene Land Surveying was present to address the application.

This application was granted a Variance (Z-04-25) from the Zoning Board. There were no further questions.

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

PB-12-25 – Sorensen – Willowdale Drive – Fill and Grading Permit for Future Septic System

Mike Greene was also present to address this application. Mr. Sorensen would like to develop a single family home in the future. There has been fill put in over the years, but he wants to fill it now because it has to sit for a year. He needs the Board to approve because he needs to do over 100 yards and let it sit so it will perc for a septic system.

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 approval for a fill permit, seconded by Suzanne Airy. All in favor; motion carried.

PB-13-25 – Beckenbach – 1116 NYS Route 31 – Realty Subdivision

Mike Greene and Jeff Beckenbach were present to address the application. Mr. Beckenbach would like to subdivide the property behind his current building to give him road frontage in case he wants to build more. This all meets the required setbacks.

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 2 lot Subdivision, seconded by Mark Graf. All in favor; motion carried.

PB-14-25 – Stonehaven Development – Oakridge Glen Phase 2 Final Site Plan – 104 Units

Cole Papasergi from Marathon Engineering and Tim Holland from Stonehaven Development were present to address the application. They are looking for approval to start Phase 2 of Oakridge Glen.

They have reconfigured a few buildings and reduced the project by 30 units based on market demand. The new road will have emergency access at the Wayside property line. Utilities will be starting over the winter with the buildings being started in the Spring. The project will take 30 to 36 months to complete. Scott Allen stated he would like to see an easement across the back for the Trolley Bed Trail.

Motion made by Kevin Rooney to grant Final Site Plan approval for Phase 2 with the condition of an easement for the Trolley Bed Trail, seconded by Suzanne Airy. All in favor; motion carried.

PB-15-25 – Flower – West Walworth Road – 3 Lot Subdivision Sketch Plan– 2 Single Family Homes

Mike Greene was present to address the application. There are 10 acres they would like to sub divide to 3 lots and have single family homes built on 2 of them. He wants to possibly sell them.

Motion made by Kevin Rooney to grant Sketch plan approval, seconded by Suzanne Airy. All in favor; motion carried.

DISCUSSION:

PB-16-25 – Macedon Ventures LLC – Canalview Apt. – 1776 O’Neil Road Expansion Concept

Tom Littlefield was present to discuss the apartments at Quaker and O’Neil Road. He would like to build more apartments now that sewer is available. He would like an expansion of the non conforming use. The apartments would be single family residence. He would like to do an additional 18 apartments, there is currently 17. No Planning Board members were against this.

MINUTES:

The 06/02/25 minutes were tabled because there were not enough Board Members present from the previous meeting.

ADJOURNMENT:

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Mark Graf. All in favor meeting adjourned at 8:24 p.m.

Respectfully submitted,

Stacy Nisbet

Stacy Nisbet
Clerk to the Board