

**TOWN OF MACEDON
PLANNING BOARD
April 1, 2024**

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

PB-08-24 – Kelsey – 20 Main Street – Kitten Around Special Use Permit – Relocate the Home Occupation from 11 Main Street to 20 Main Street

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 Doug Allen. All in favor; motion carried.

PB-06-24 – Boyce – Wayneport and Quaker – 2 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 Mert Bartels. All in favor; motion carried.

PB-05-24 – Viens – 750 Alderman Road – 2 Lot Realty Subdivision

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 Kevin Rooney to close the public hearing, seconded by Mert Bartels. All in favor; motion carried.

PB-01-24 – Bevacqua – Kittering Road – 1 Lot Site Plan – Single Family Home

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. One neighbor was present to view the plans.

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

PB-02-24 – Callarama– Kittering Road – 5 Lot Residential Site Plan and 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 Mert Bartels. All in favor; motion carried.

OLD BUSINESS

PB-06-24 – Boyce – Wayneport and Quaker – 2 Lot Realty Subdivision

Scott Allen explained the application. There are currently 2 owners, and they want to split the property so they can each own their own separate parcel. The 1 property is a flag shape so the owner can retain the maple production.

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

Motion made by Doug Allen to grant approval for the subdivision, seconded by Mert Bartels. All in favor; motion carried.

PB-05-24 – Viens – 751 Alderman Road – 2 Lot Realty Subdivision

Scott Allen addressed the application. The Christmas Tree Farm, which is 26 acres, wants to split into 2 parcels. They will then sell a five-acre lot.

Motion made by Doug Allen 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 of the property at 751 Alderman Road, seconded by Mert Bartels. All in favor; motion carried.

PB-01-24 – Bevacqua – Kittering Road – 1 Lot Site Plan – Single Family Home

Don Lewis addressed the application. They are asking to build a single-family residence on the 2.6 acres of a triangle lot. It was a part of the 50 acres that belonged to Ray Packard.

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

Motion made by Suzanne Airy to grant site plan approval, seconded by Mert Bartels. All in favor; motion carried.

PB-02-24 – Callarama– Kittering Road – 5 Lot Residential Site Plan and Subdivision

Don Lewis was present to address the application. He knows 3 of the houses will need fire suppression systems. There will be a private drive. Scott Allen met with the Highway Supervisor, Chris Countryman and he is okay with the location of the 600-foot driveway. They will be custom homes.

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

Motion made by Doug Allen to grant positive site plan and subdivision approval subject to Highway Supervisor approval, seconded by Richard Share. All in favor; motion carried.

PB-08-24 – Kelsey – 20 Main Street – Kitten Around Special Use Permit

Rob and Melinda Kelsey are asking for a new Special Use Permit because according to the Former Village rules, the Planning Board has made the decision. They are moving the business from 11 Main Street to 20 Main Street. There will be 1900 square feet for boarding, but the space will be much larger for each cat. They currently hold 25 cats but would like to be able to accommodate 50. The old shed will get torn down.

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

Motion made by Kevin Rooney to grant approval for the Special Use Permit for the cat boarding business at 20 Main Street to board 50 cats max, with no complaints and abandoned the SUP at 11 Main Street, seconded by Suzanne Airy. All in favor; motion carried.

NEW BUSINESS:

PB-07-24 – Miller – 1355 Liberty Lock Way – Sketch Plan – SF Residence

There is a fire hydrant and 650 feet of waterline.

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

Motion made by Doug Allen to grant sketch plan approval, seconded by Mark Graf. All in favor; motion carried.

PB-09-24 – Hynes – Kittering Road – Sketch Plan and Subdivision – 2 Family

There are 77.9 acres. They are splitting the land and retaining ownership of the house. The other piece he wants to put a duplex on. A board member asked if it was zoned for a duplex. The answer is yes. There will be a 3-bedroom, 2 bathroom on each side. The rent will be about \$2500 for each side. Did it perc well? Yes, the septic is going in the front yard.

Motion made by Doug Allen to grant sketch plan approval, seconded Kevin Rooney. All in favor; motion carried.

MINUTES:

A motion was made by Suzanne Airy to approve the 03/04/24 minutes, seconded by Met Bartels. All in favor; motion carried.

ADJOURNMENT:

A motion to adjourn the meeting was made by Kevin Rooney, seconded by Mark Graf. All in favor meeting adjourned at 8:08 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board