

**TOWN OF MACEDON
PLANNING BOARD
June 3, 2024**

PRESENT: Chairman Greg Whitney, Members Kevin Rooney, Mark Graf, Richard Share and Doug Allen. Also, present was Councilman 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 Doug Allen and seconded by Kevin Rooney. All in favor; motion approved.

PB-07-24 – Miller – 1355 Liberty Lock Way – 1 Lot Site Plan – SF Residence

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 Doug Allen. All in favor; motion carried.

PB-10-24 – Judd– 1287 Alderman Road – 1 Lot Subdivision and Site Plan

Motion made by Doug Allen to open the public hearing, seconded by Kevin Rooney. 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-11-24 – Goebel – Route 350 – 1 Lot Subdivision and Site Plan

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 Doug Allen. All in favor; motion carried.

PUBLIC HEARING:

PB-07-24 – Miller – 1355 Liberty Lock Way – 1 Lot Site Plan – SF Residence

Mike Greene from Greene Land Surveying was present to address the application. He stated that the Miller property was high enough to hit the sewer by gravity. He still needs to do a cost analysis. The house will not be sprinklered to they will need a hydrant.

Mr. Miller wanted to know if he could put a septic in. He was told he would need a special exemption.

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 site plan approval on the condition he submit house plans and the sewer plan, seconded by Mark Graf. All in favor; motion carried.

PB-10-24 – Judd– 1287 Alderman Road – 1 Lot Subdivision and Site Plan Sketch

Mike Greene from Greene Land Surveying was present to address the application. They are splitting the parcel and building a single-family residence on it.

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 subdivision and site plan approval, seconded by Mark Graf. All in favor; motion carried.

PB-11-24 – Goebel – Route 350 – 3 Lot Subdivision and Site Plan Sketch

This land is currently owned by the Allens. They are subdividing 19.486 acres into 3 lots. Tim Goebel is buying a 9.722-acre parcel to put a modular home on. The Allens will keep 1 lot to continue to have access to their farmland.

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 approval for the 3-lot subdivision and Site plan seconded by Mark Graf. All in favor; motion carried.

NEW BUSINESS:

PB-12-24 – Weber– Hance Road – 4 Lot Subdivision and Site Plan Sketch

Mike Greene from Greene Land Surveying was present to address the application. The Weber's own 10 acres on Hance Road. They would like to do a 4 Lot subdivision.

Motion made by Kevin Rooney to grant approval for the 4-lot subdivision with sketch plan seconded by Mark Graf. All in favor; motion carried.

West Street Apartments Proposal – Informal Discussion

Ian Kuchman from McMahan LaRue, Nick from Gerber and Vlad Mirocheck the property owner was present to have an informal discussion regarding 2 West Street. They would like to rebuild 6 apartments.

There is no set rules for zoning because this is a non-conforming use. They have done preliminary engineering work to make sure this plan will work. There will be 10' from the porch to the sidewalk. There will be 3 bedrooms in the apartments. Each building will have the ability to park 4 cars, 2 in the garage and 2 in the driveway.

A Board Member asked if they would do something with the building that still exists. The answer was yes. It is an 8 unit building that has been recently renovated. They will make some exterior updates. They will put a fence or some sort of screening up between Route 31 and the Historical house next to it. The fire hydrant near the existing building will be sufficient for the new buildings.

The rent charged will be market rate.

Waste Management Special Use Permit Referral – RNG Gas Plant

Scott Allen gave a brief description of Waste Management would like to do. They would need to create enough quality methane to be able to do this.

MINUTES:

The review and approval of the minutes was waived until the next meeting.

ADJOURNMENT:

A motion to adjourn the meeting was made by Doug Allen, seconded by Richard Share. All in favor meeting adjourned at 8:25 p.m.

Respectfully submitted,

Stacy Nisbet
Clerk to the Board