

**TOWN OF MACEDON  
PLANNING BOARD  
December 1, 2025**

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

**PB-20-25 – McGinn – West Walworth Road** – Site Plan

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

No one else 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-21-25 – Liebert – 1620 Eddy Road** – 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 else 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-22-25 – Wilbert– 1096 Victor Road** – 3 Lot Subdivision

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

No one else 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-20-25 – McGinn – West Walworth Road** – Site Plan

The McGinns want to build a single family residence. There was no one present to address the application. This will be tabled until January when Mike Greene can be here.

### **PB-21-25 – Liebert – 1620 Eddy Road** – Site Plan and Subdivision

Todd Liebert was present to address the application. He stated that his plans meet all the code and his driveway will be in compliance with the requirements.

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

### **PB-22-25 – Wilbert– 1096 Victor Road** – 3 Lot Subdivision

James Missell and James Wilbert were available to address the application. James Wilbert would like to subdivide the parcel into 3 lots. The one lot will include the house, one lot will be the wooded area and the remaining parcel is in the flood plain. He intends to sell lot one with the house, he is keeping the wooded lot for hunting and recreation, and the third lot will continue to be farmed.

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 three lot subdivision approval, seconded by Suzanne Airy. All in favor; motion carried.

## **NEW BUSINESS**

### **PB-23-25 - Kelly – Magog Road** – Sketch Plan and Variance

Dennis Kelly owns the airport property on Magog Road. He wants to build a hangar with living space. He currently has some living and there is currently a small hangar. There is already a driveway and a certified airstrip.

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

### **PB-24-25 - Macedon Community 1 LLC** – Sketch Plan

Tom Masachi was available to address the application. He states that they lost four or five lots due to the way the trailers were set up. They currently have 50 approved lots. They are modifying the site plan to add 2 new units. They are still waiting for approval from the Health Department. Kevin Rooney asked about the setbacks, it does meet the required setbacks. They have 2 brand new mobile homes they will

be installing. Mark Graf stated he would like to see some screening with 6 green giants to screen both new units.

Motion made by Kevin Rooney to grant approval to modify the existing site plan to move 2 pads, with the condition that 6 green giants will be planted for screening, seconded by Suzanne Airy. All in favor; motion carried.

**Z-06-25 – Kelly – Magog Road** – 300-63A – Attached Garage larger than 1,000 square feet

Motion made by Kevin Rooney to grant a positive referral to the Zoning Board of Appeals, seconded by Mark Graf. All in favor; motion carried.

**MINUTES:**

Suzanne Airy made a motion to approve the 11/03/25 minutes, seconded by Mark Graf. All in favor; motion carried.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Suzanne Airy, seconded by Mark Graf. All in favor meeting adjourned at 8:10 p.m.

Respectfully submitted,

*Stacy Nisbet*

Stacy Nisbet  
Clerk to the Board