

TOWN OF MADISON PLANNING BOARD DECEMBER 20, 2022 6:30PM

PRESENT: Chairman Douglas Waterman; Board Members: Cary Earley, Earl Coleman, Mitch Hoffmeister, Ken Hepburn, and John Mancino; Planning Board Clerk, Kyla Lawrence. Town Board members, Brad Dixon and Jim Lundrigan, and Town Supervisor, Greg Reuter.

GUESTS: 7

Chairman Douglas Waterman opened the meeting at 6:29pm

Motion to approve minutes from December meeting was made by Cary Earley, 2nd by John Mancino, all in favor so moved.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

1. Catherine Perry- moving her doggy daycare business from the Town of Eaton to 2486 State Route 12B, Hamilton, tax map #153.-2-21. According to Ms. Perry, her business is already well-established. The only modification she's looking to make is to put in a fence to allow the dogs to go outside to go to the bathroom. Her operating hours will be 7am to roughly 5 or 6pm on nights when there are no obedience classes and closer to 8pm on nights when there are. The Board discussed and since the property is already in a "business district" and no other issues were raised, Ms. Perry's request to continue with moving her business was approved.
2. Michael Tanner-Mr. Tanner was represented by Brian Chapin. He is looking to subdivide one acre of land out of his 8+ acre parcel (including a right-of-way) located at 6811 Indian Opening Road, tax map # 125.-8-2.12. The cut-out parcel and the remaining parcel would both still have the required road frontage. The Board unanimously approved the motion and it will be confirmed after a Public Hearing scheduled for January 10, 2023.
3. Susan Tornatore- Ms. Tornatore was represented by Brian Chapin. There was a proposed lot-line adjustment of two parcels located at 2680 Kettlehole Road, tax map # 114.0-1-25 & 114.00-1-26. The proposal was to change the lot lines between the two parcels by swapping 96' of line to maintain the same acreage that already exists, but to have the appropriate setbacks for

structures required by the Town of Madison. This motion was unanimously approved.

OTHER BUSINESS: After the official meeting had concluded, a discussion was held between the Planning Board, Mr. Reuter, Mr. Dixon, and Mr. Lundrigan. Chairman Waterman, explained that after a meeting held earlier in December where he, Mr. Reuter, Town Board member, Steve Johnson, Town Lawyer, Bill Getman, Codes Enforcer, Larry Cesario, and Mr. Mancino were present, it was determined that the Planning Board is NOT involved with residential issues. Those will now go to Mr. Cesario and if denied by him, to the Variance Board of Appeals, skipping the Planning Board altogether. Furthermore, the Planning Board shall preside over commercial issues, lot-line adjustments, and sub-divisions of property.

It was also determined that the three Boards (Town, Planning and Variance) should have a large meeting together to discuss the details of the responsibilities of each entity and a commonplace order of operations of how to handle each type of issue, among other things. The scheduling of this/these meeting(s) will be done in early 2023.

At 7:03pm a motion was made to adjourn by Ken Hepburn and seconded by Cary Earley, all in favor so moved.

Submitted by,

Kyla Lawrence, Planning Board Clerk

ADDENDUM: On December 23, 2022, Chairman Waterman sent an email to the Board saying constituents should have been and will now be required to fill out a SEQR form. It was determined that Catherine Perry should have filled one out and that a public hearing should be required of her too. Mr. Waterman asked Ms. Lawrence to contact Ms. Perry and inform her of the changes.