

**TOWN OF MADISON PLANNING BOARD                      MARCH 8, 2022                      6:30PM**

**PRESENT:** Vice Chairman, Mitch Hoffmeister, Board Members, Earl Coleman, John Mancino, Mark Lewis, & Ken Hepburn

**GUESTS:** 4

Vice Chairman Hoffmeister opened the meeting at 6:30 pm.

Motion to approve the minutes from February was made by John Mancino and seconded by Earl Coleman, all in favor so moved.

**OLD BUSINESS:** Jim Morris returned to discuss creating a right of way at property located at 6711 Airport Rd, between parcels 38 & 36. His previous request to split the lot was denied because it would make the non-conforming lot more non-conforming. However, the Board did approve the addition of the ROW, with the conditions of writing it into the deed and having a copy of the deed being provided to the Board as proof. Mr. Morris agreed.

**NEW BUSINESS:** Emily Oren of Oren Construction appeared on behalf of Joseph Baker regarding the construction of a new garage with an apartment on top located at 942 Taylor Grove Road on Lake Moraine (tax map # 138.14-1-8). Her building permit was denied by codes officer, Larry Cesario, due to not meeting setback requirements. Upon further discussion, the Board also found the lot to be non-conforming due to the size of the parcel being only 0.29 acres and had questions regarding the septic system which must be 100 feet from the lake as well as 100 feet away from any neighboring well. The Board denied approval of her plans regarding the setback issue and suggested she appear before the Board of Appeals. Planning Board Clerk, Kyla Lawrence, will be in touch with Mike Getnick, Chairman of the Appeals Board to convene that Board and set up a meeting with Mrs. Oren.

At 6:53pm a motion to adjourn was made by John Mancino and seconded by Mark Lewis, all in favor so moved.

Submitted by

Kyla Lawrence, Planning Board Clerk