

TOWN OF MADISON PLANNING BOARD APRIL 11, 2023, 6:30PM

PRESENT: Board Members: Earl Coleman, Ken Hepburn, Mark Lewis, Cary Earley, and John Mancino; Planning Board Clerk, Kyla Lawrence.

GUESTS: 9

John Mancino opened the meeting at 6:30 pm

Motion to approve minutes from February meeting was made by Cary Earley, 2nd by Ken Hepburn, all in favor so moved.

NEW BUSINESS:

1. Michael Loucks- Proposed subdivision of +/- 32 acres out of property located at 7591 US Route 20, Madison, tax map # 114.-2-21 to sell to Andy Dugan of NY Country Harvest. The proposed division includes a 50' easement to access the remaining +/- 65 acres behind the 32 acres. The Board thinks that this could be approved under Article III, §4 as a flag lot as it does meet those requirements, however they wanted to discuss further with Chairman Waterman who was not in attendance. If this is the case, Mr. Loucks will be required to file for a Special Use Permit and reappear before the Board on May 9, 2023. It was determined that Ms. Lawrence will inform Mr. Loucks of his next steps after discussion with Chairman Waterman and the Board.
2. Brian Chapin on behalf of Sharon Stratton- proposed boundary line change between Sharon Stratton and White Eagle Dairy, LLC of property located at 3995 Augusta Road, Madison, tax map #102.00-1-16. Looking to add 0.777 acre to the already existing 0.62 acre. This would make two non-conforming lots into one conforming lot. A motion to approve was made by Earl Coleman and seconded by Cary Earley, all in favor so moved.
3. Michael Gridley- looking to add an addition onto the commercial gym at property located at 2466 Lake Moraine Road, Hamilton, tax map #153.-2-62.1. This addition will be done in 3 phases and includes the installation of an inground pool that will be fully enclosed. Mr. Gridley has been in touch with county and state officials regarding the commercial codes for swimming pools. The pool will only be open 2-3 hours a day, with a lifeguard on duty at all times. The Board will approve with a public hearing scheduled for May 9, 2023.

4. Stephen Hadley- proposed lot line adjustment for property located at 4475 E Lake Road, Hamilton, tax map #138.15-1-18 & 138.15-1-19. Mr. Hadley owns 4 lots (2 per tax map #) and was hoping to rebuild his family's camp on this property. However, the 4 lots combined only equal 0.76 acre. The Board explained to Mr. Hadley that his options are to build within the original footprint, thus bypassing Planning Board involvement, or to seek a variance if he chose to build bigger. Mr. Hadley unofficially said he'd build within the original footprint so that progress would no longer be hindered.

Mr. Hadley went on to complain about the Town Codes Enforcer, Larry Cesario. He maintained that Mr. Cesario issued him a demolition permit, then took it away and ripped it up, making him proceed with an asbestos study before demolishing the original structure. He then gave Mr. Cesario his plans for the new building approximately four months prior to today. He said he heard nothing from Mr. Cesario for months and when he finally did make contact, he was issued a building permit. Before he was able to reach his vehicle after leaving the town office, Mr. Cesario, again, chased him down and ripped it up, stating that he must appear before the Planning Board before a permit would be issued. Mr. Hadley also stated that on another occasion, Mr. Cesario "berated [his] employees".

The Board was sympathetic and apologetic to Mr. Hadley for his hardships and for the unprofessional manner in which Mr. Cesario continues to display when dealing with the public.

At 7:45pm a motion was made to adjourn by Cary Earley and seconded by Mark Lewis, all in favor so moved.

Submitted by,

Kyla Lawrence, Planning Board Clerk