

TOWN OF MADISON PLANNING BOARD OCTOBER 8, 2024, 6:30PM

PRESENT: Board Chairman, Doug Waterman; Board Members: Earl Coleman, Mark Lewis, Cary Earley, and David Young Planning Board Clerk, Kyla Lawrence

GUESTS: 7

Chairman Waterman opened the meeting at 6:30 pm

A motion to approve September minutes was made by Cary Earley and seconded by David Young. All in favor were so moved.

1. Phillip Keville appeared before the board to discuss putting in a saltwater aquatics store at property located at 7005 State Route 20, Madison. Mr. Keville would be renting the property from the owner, James Dutcher. Mr. Keville provided his background to the Board, as he is the current Technology and Agriculture instructor at Madison Central School. He has a passion for saltwater aquatic life and has worked in these types of shops before. The closest saltwater aquatics shops are in Syracuse, Solvay, and Utica, making Madison a more centrally located area.

Mr. Keville went on to say that while the inside of the building needs some cosmetic work, it is mostly ready for operation to begin. The front of the building would be the retail portion of his business, and the back would be used for building custom aquariums. He intends to have a neon sign that would only be turned on during business hours, which he anticipates being Thursday-Saturday, noon- 6pm. He would use a UV filter to avoid wasting water and/or putting salt water into the septic system and would only work on the aquariums during the day to avoid using saws or loud equipment in evening hours that may disturb neighboring properties. The Board informed Mr. Keville he may need to consult the state regarding how close to Route 20 he could put a sign, and that he'd need to come back next month for a public hearing. A public hearing has been scheduled for November 12, 2024.

2. Mike Maine appeared before the Board with Brian Chapin of Chapin Land Surveyors to perform a two-fold lot-line adjustment. Firstly, he'd be moving 12.204 acres together to 36.154 to create a new parcel of 48.358 acres at tax map number 126.00-1-18.121. Secondly, Mr. Maine did want to go through with separating the 15.6 acres out of the 82-acre parcel he'd brought before the Board last month, this time he added 100 feet of road frontage on Bishop Road, keeping the lot conforming. After consideration, a motion to approve both lot line adjustments was made by Cary Earley and seconded by Mark Lewis. All in favor were so moved.

3. Adele Artz of Cider House Campgrounds appeared to ask how she and her husband Kim could keep in touch about a commercial pool they're planning on putting in at the Campground, located at 3570 Canal Road in Bouckville. They are leaving for the winter to go to Florida, but do not want to hinder any progress. She explained that they are looking to install a 16' x 33' pool that will have a handicap accessible chair, as well as a lifeguard on duty. The Artz' have already been in contact with Codes Officer, Larry Cesario, and the Madison County Health Department; they are just covering their bases in the event they need to "appear" before the Planning Board and are out of town. Ms. Lawrence informed Mrs. Artz that she could either set up a Zoom meeting or a conference call if needed in the future to ensure that any work would not be delayed at the hands of the Planning Board.

4. Brian Chapin, on behalf of LeRoy Hodge, proposed a subdivision of 1.5 acres of land out of an 8.345-acre parcel of property located at 3658 Lovejoy Road, Madison, tax map# 115.00-1-2. The Board scheduled a public hearing for November 12, 2024.

As there were no further questions or discussions, a motion to adjourn was made at 7:05 pm by Cary Earley and seconded by Mark Lewis. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk