

TOWN OF MADISON PLANNING BOARD July 14, 2026, 6:30 PM

PRESENT: Board Chairman Doug Waterman; Members: Earl Coleman, David Young, Mark Lewis

GUESTS: 6

Mr. Waterman opened the meeting at 6:30 pm

A motion to approve the June minutes was made by Mr. Lewis and seconded by Mr. Young. All in favor were so moved.

OPEN BUSINESS:

1. PUBLIC HEARING William Bassett- A motion to open the Public Hearing was made by Mr. Young and seconded by Mr. Lewis. Mr. Bassett is looking to subdivide property located at 1391 Alabam Road, tax map 103.-2-59 into four 1.557-acre lots.

Mr. Waterman asked the audience if anyone had any questions or concerns. Mr. Brian Day of Oriskany Falls introduced himself as a member of the Rod and Gun Club, located on Alabam Road. He was worried that the noise of shooting from the club could be disruptive to the building process and/or any future inhabitants. Mr. Bassett stated that he didn't foresee it to be a problem. He exchanged phone numbers with Mr. Day and offered that he or any other club member could call him with questions. There being no further discussion, a motion to accept Mr. Bassett's subdivision was made by Mr. Lewis and seconded by Mr. Coleman. All in favor were so moved. A motion to exit the Public Hearing and reenter regular business was made by Mr. Coleman and seconded by Mr. Lewis. All in favor were so moved.

2. James Matteson- Mr. Matteson proposed a lot line adjustment that would move 0.23 acres from a 27-acre lot to an adjacent lot of 1.56 acres at the property located at 4461 State Route 12B, tax map# 115.-1-10. After some discussion verifying road frontage, a motion to accept the lot line adjustment was made by Mr. Coleman and seconded by Mr. Lewis. All in favor were so moved.
3. Brendan Paye, a surveyor representing Gallagher Farms Real Estate, LLC, presented a subdivision that would take a 65-acre lot and split it into two separate parcels, 63 acres and 2.6 acres respectively. Based on the survey, it appeared there was insufficient road frontage to comply with Town of Madison law. It was suggested that Mr. Paye resurvey the subdivision to

ensure compliance. Mr. Paye agreed and asked to return for the September meeting.

There being no further new or old business or discussion, a motion to adjourn the meeting was made at 6:55 PM by Mr. Lewis and seconded by Mr. Young. All in favor were so moved.

Respectfully submitted by,

Kyla M. Lawrence
Planning Board Clerk