

**TOWN OF MADISON PLANNING BOARD    JANUARY 10, 2023,    6:30PM**

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

**GUESTS: 6**

Chairman Douglas Waterman opened the meeting at 6:31pm

Motion to approve minutes from December meeting was made by Earl Coleman, 2nd by Ken Hepburn, all in favor so moved.

**PUBLIC HEARING:**

The public hearing for Michael Tanner, represented by Brian Chapin, was opened at 6:32pm with a motion made by John Mancino and seconded by Cary Earley. No neighbors spoke. It was determined that after completion of a SEQR, the approval would be final. A motion to close the public hearing at 6:39pm was made by Earl Coleman and seconded by Cary Earley.

**NEW BUSINESS:**

1. Tractor Supply Company- the Board was joined by Greg (last name unknown) representing TSC via Zoom. The issue presented for approval was the addition of neon signage to the new Garden Center which was previously approved in 2022. After discussion among the board it was decided that the signs must be turned off no later than 10pm. It was also decided a public hearing regarding this issue was not necessary as TSC is located in a commercial plaza. A motion to approve the signage was made by Cary Earley and seconded by Earl Coleman.
2. Andy Dugan- Mr. Dugan wishes to subdivide 7.801 acres of land, located at 3894 Solsville Road, tax map #114.6-1-22 out of the "old Austin farm" to sell to a Mr. Jim Dye. It was determined that the lot meets the requirements of the Land Use regulations (i.e., 100+ feet of road frontage, more than an acre, etc.) A motion to approve pending a SEQE and public hearing scheduled for February 14, 2023, was made by Cary Earley and seconded by Earl Coleman

3. LeRoy Hodge- represented by Brian Chapin, Mr. Hodge would like to combine two adjoining parcels of land into one because a survey done 2 years prior showed Mr. Hodge's barn is on top of the line between the two parcels. Approval pending SEQR was made by Earl Coleman and seconded by Cary Earley. A motion to approve without a public hearing was made by Cary Earley and seconded by Ken Hepburn.

**OTHER BUSINESS:** Catherine Perry's public hearing scheduled for tonight was postponed to February 14, 2023, due to illness.

At 7:31pm a motion was made to adjourn by Mark Lewis and seconded by John Mancino, all in favor so moved.

Submitted by,

Kyla Lawrence, Planning Board Clerk