

TOWN OF MADISON PLANNING BOARD SEPTEMBER 10, 2024, 6:30PM

PRESENT: Acting Chairman, John Mancino, Board Members: Earl Coleman, Mark Lewis, Cary Earley, Mitch Hoffmeister, and David Young Planning Board Clerk, Kyla Lawrence. Doug Waterman arrived a little late.

GUESTS: 5

Acting Chairman Mancino opened the meeting at 6:30 pm

A motion to approve August minutes was made by Cary Earley and seconded by Mitch Hoffmeister. All in favor were so moved.

1. James Dye returned before the Board for an amended approval of his previous lot-line adjustment of properties located at tax map # 114.-6-1-21 and 114.-6-1-22 because NYS took 650 square feet of land using eminent domain for their bridge project on Solsville Road, making one of Mr. Dye's parcel's less than an acre. Mr. Dye returned with the proper paperwork per the Board's request from last month. A motion to approve the lot-line adjustment was made by Mark Lewis and seconded by Mitch Hoffmeister. All in favor were so moved.
2. Mike Maine appeared before the Board with Tim Berry of Chapin Land Surveyors to propose a complicated adjustment of property lines and tax map numbers. Mr. Maine would like to remove 15.6 +/- acres out of an 82 +/- acre lot to be sold off and change the tax map numbers. The Board explained that since this portion of property has no road frontage, it would make the parcel non-conforming and could not be done. They suggested finding a different way to divide the property up including road frontage so that the parcel would remain conforming. Mr. Maine and Mr. Berry said they'd go back to the drawing board so to speak and come back when they'd reached an agreement that worked for the Board and Mr. Maine.
3. Acting Chairman, Mancino asked if there were any other issues to be brought up by the audience. Mr. John Geiser asked what the setbacks would be for a 60'x100' commercial building on the corner of Lovejoy Rd and Route 20 and what other things he'd need to do in order to maintain compliance. The Board told him he'd need a SEQR, and a site plan. 50' setbacks would be safe, although on the Route 20 side, he may need more because it's a state road and he'd have to check with the state.

As there were no further questions or discussions, a motion to adjourn was made at 7:07 pm by Cary Earley and seconded by Doug Waterman. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk