

TOWN OF MADISON PLANNING BOARD May 12, 2026, 6:30 PM

PRESENT: Board Chairman, Doug Waterman; Members: Earl Coleman, David Young, Mark Lewis, and Cary Earley.

GUESTS: 6

Mr. Waterman opened the meeting at 6:30 pm

A meeting was to be held in April, but due to no quorum, it was cancelled. A motion to approve the March minutes was made by Cary Earley and seconded by David Young. All in favor were so moved.

NEW BUSINESS:

1. Patty Bikowsky- subdivisions of property located at tax map 127.-1-9 and 127.-1-12.
 - Ms. Bikowsky proposed dividing 15 acres off of 141 acres at 127.-1-9 (Quarterline Road). Upon review, a motion to approve the subdivision was made by Mr. Earley and seconded by Mr. Coleman. All those in favor were so moved
 - Ms. Bikowsky proposed dividing 15 acres off of 253 acres at 127.-1-12 (Center Road). Upon review, a motion to approve the subdivision was made by Mr. Earley and seconded by Mr. Lewis. All those in favor were so moved
2. William Bassett- Along with surveyor Brian Chapin, Mr. Bassett proposed adding a duplex to property located at 1391 Alabam Road, tax map 103.-2-59. The cabin unit duplex will replace an old trailer that was removed. Additionally, Mr. Bassett is looking to subdivide the rest of the 50+/- acres to include a series of small homes to provide affordable housing in Oriskany Falls. Mr. Bassett inquired about the town laws regarding gated communities, to which Mr. Waterman replied that there aren't any currently. Originally, 12 single-family homes were proposed on the remaining land, but upon discussion with the board, Mr. Bassett seems to have settled on building six duplexes instead, each requiring 1.5-acre lots.

It was suggested that Mr. Bassett begin with subdividing the lot with the existing garage away from the first duplex. This would require Mr. Chapin to redo the survey, resubmit it in June, and plan for a public hearing in July. Mr. Bassett and Mr. Chapin were agreeable to this plan and will return for the next meeting on June 9, 2026.

3. Cheryl Pierre- Special Use Permit for property located at 3992 Center Road, tax map #115.-1-37. Ms. Pierre is looking to utilize the garage on the property as a pickup location for goods sold online. She stated that while pickups will be by appointment only, she will be offering hours of availability Monday-Saturday, 10 AM to 8 PM. Upon inquiry from the Board, Ms. Pierre stated the parking area could handle 10 vehicles at a time, although she doesn't anticipate more than a couple at any given time. There will be no signage advertising for this business. The board explained to Ms. Pierre that her garage will now be considered a commercial building, thereby requiring inspection from Codes officer, Larry Cesario. With no further discussion, a motion to approve the special use permit was made by Mr. Earley and seconded by Mr. Coleman. All in favor were so moved.
4. Tara Truett & Lawrence Nelson- lot-line adjustment of property located at 2503 Newton Road, tax map # 154.-2-54.212. Represented by Brian Chapin, the proposed lot-line adjustment would add 7 +/- acres from a 16-acre lot located at tax map #154.-2-54.211, creating two nine-acre lots side by side. Upon review, a motion to accept this lot-line adjustment was made by Mr. Young and seconded by Mr. Coleman. All in favor were so moved.

There being no further new or old business or discussion, a motion to adjourn the meeting was made at 7:10 PM by Mr. Earley and seconded by Mr. Young. All in favor were so moved.

Respectfully submitted by,

Kyla M. Lawrence
Planning Board Clerk