

TOWN OF MADISON PLANNING BOARD APRIL 8, 2025, 6:30PM

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

GUESTS: 4

Chairman Waterman opened the meeting at 6:30 pm

A motion to approve February minutes was made by John Mancino and seconded by Mark Lewis. All in favor were so moved.

1. Judy Bartholomew- Ms. Bartholomew presented a subdivision where she proposed pulling 22.691 acres out of a 128-acre lot located at 2408 Newton Road, tax map # 154.00-4-60. Because the lot being left behind, as well as the one being pulled out are well over an acre, as well as plenty of road frontage, a motion to approve Ms. Bartholomew's subdivision was made by Cary Earley and seconded by John Mancino. All in favor were so moved. No public hearing necessary as the lot size is large enough to waive said hearing.
2. Karl Biedermann- Mr. Biedermann presented a subdivision where he proposed pulling 20 acres out of a 32-acre lot located on Rockwell Road, tax map # 138.00-2-53. Because the lot being left behind, as well as the one being pulled out, are well over an acre, as well as plenty of road frontage, a motion to approve Mr. Biedermann's subdivision was made by Cary Earley and seconded by John Mancino. All in favor were so moved. No public hearing necessary as the lot size is large enough to waive said hearing.
3. EDP Renewables- EDP provided the Board with large booklets that contained the special use permits, SEQRs, and supporting documentation for the decommissioning of the Madison Windpower Facility located on Stone Road. The purpose of this was strictly informative. Because the booklets were issued at the start of the meeting, the Board members did not have time to review them before the meeting began, but the representatives from EDP did ask if the Board had any questions for them from a preliminary standpoint. This decommissioning will occur through the process of "energetic felling" which will implode the existing windmills, causing them to fall to the ground, where the clean up process will then begin. EDP claims this will minimize the disturbance to agriculture rather than have them dismantled by crane. Mr. Waterman asked if they'd remove the topsoil before the felling begins, and EDP said they'd prefer not to, but they will if the landowners required them to.

Mr. Mancino asked about the savings of energetic felling vs. crane dismantling and EDP said it saves about 50%, not to mention time. E.F. would take one day to bring all the turbines down with an 8-week clean-up period whereas crane dismantling

would take 3-4 months. Mr. Waterman made a statement that no matter what the cost savings or timeframe, the landowners should determine how the turbines come down, not EDP. EDP replied that energetic felling is now the “industry norm” and no one dismantles by crane any longer. Mr. Mancino followed up with a question about what the impact of the felling could have on nearby wells, windows, foundations, etc. EDP replied that there will be a threshold distance where they will monitor property damage (~2000 ft for foundations, windows and ~1,000 ft for wells).

Mr. Young asked about the long-term environmental impacts as the blades will shatter when they fall and they are made of material that is neither biodegradable nor recyclable. EDP said that is where there are two options regarding the topsoil: 1- where they can strip it back ahead of time, fell the turbines, clean up, then replace the soil, or 2- leave the topsoil, fell the turbines, then clean up. There are pros and cons to both scenarios and neither is perfect. EDP went on to say that they drain the oil from the turbines beforehand so no spillage will occur from the felling. Additionally, they are unsure what exactly the long-term effects will be but encouraged Board members to continue gathering questions and promised to have the appropriate staff members on hand at next month’s meeting to answer the tougher questions.

Mr. Waterman did request that the answer to the question regarding the change in existing traffic levels on the SEQR be changed to “yes” as this project will absolutely change those levels for the entire period of the proposed decommissioning. EDP agreed.

4. Doug Waterman- Mr. Waterman recused himself from the Board, making John Mancino acting Chairman. Mr. Waterman presented a proposal to add 0.796 +/- acres to land located at 3355 Skubon Road, Madison, tax map# 127.00-1-28, to increase the lot size from 0.3 acres to 1.14 acres making it conforming with the town of Madison’s land use regulations. Upon discussion and contemplation, the Board found no fault and a motion to approve this lot line adjustment was made by Cary Earley and seconded by David Young. All in favor were so moved.

As there were no further questions or discussions, a motion to adjourn was made at 7:42 pm by Mark Lewis and seconded by Earl Coleman. All in favor were so moved.

Respectfully submitted by,
Kyla Lawrence
Planning Board Clerk