

TOWN OF MADISON PLANNING BOARD September 10, 2019 6:30 PM

Regular Meeting

PRESENT: Douglas Waterman, Co-Chair, Cary Early, Bruce Tanner, Steve Johnson, Planning Board Members. Wendy Bono, Planning Board Clerk.

GUESTS: 6

Co-Chairman Douglas Waterman opened the meeting at 6:30 PM.

Motion to approve Minutes from August 13th meeting made by Steve Johnson, 2nd by Bruce Tanner. All in favor, so moved.

OLD BUSINESS:

NEW BUSINESS:

Carol Dewey spoke to the Board about a property owned by deceased Bernard Green. Carol is the Executrix of the estate and would like to sell the property. The problem begins with a shed and a garage that is located on part of Mr. Green's property and part on an adjoining property not owned by the Estate. After much discussion between the Board members and Ms. Dewey the Board advised this is more of an Attorney problem than the Planning Board. Ms. Dewey will seek direction from an Attorney.

Michael Ramano was present and spoke to the Board about purchasing a property in the Town of Madison and building a new facility for their business CAZ CANS. They are currently renting property. The piece of property they want to purchase is a 1.09 acre lot it has 110 feet road frontage and a lot depth of at least 125 feet. The Planning Board told the couple that all of the frontages and lot size look good and to move forward with the CODES Officer to obtain a building permit.

Susan Dugan presented a prior sub-division of property to the Board. The property was sub-divided in 2014 but never recorded at the County. We had the file at the meeting from the Record Retention room and looking through the file it was clear that everything had been done for the sub-division to be approved and filed. The sub-division was approved again now for filing. Bruce Tanner made the motion to approve the sub-division, 2nd by Steve Johnson, all in favor, so moved. Approved, no conditions.

Diane Strong was present and explained to the Board that she wants to have three sub-divisions of the property located at 4286 Cole Street, Madison. Tax map #101.-2-2. The total acreage is 42.24. The Planning Board was fine with the sub-division but the current survey has to be changed a bit and we will have to have a Public Hearing etc.

The Public Hearing is scheduled for October 8, 2019 @ 6:30 PM. Ms. Strong will have the corrected survey with her and 2 Mylars.

Ed Carhart from White Eagle Non Farms was present and requested a letter from the Planning Board stating that the former Show Field in Bouckville owned by him presently will still be able to have races as it has in the past. Mr. Carhart is selling the property and the prospective buyer's attorney wants to be sure this is possible. The Planning Board explained to Mr. Carhart that this should be a document from someone other than them. Ron Bono, Supervisor for the Town of Madison was present and asked the Board if they would like him to contact the Town's Attorney in this matter. Mr. Bono will call Mr. Getman tomorrow morning and explain the situation.

John Gaiser was present and came before the Board with several new ideas for his property on Route 20 in the Town of Madison. Mr. Gaiser now wants to eliminate the cabins that was on his original plan and construct a 40x50 ft. Greenhouse. The Planning Board explained to Mr. Gaiser that he will need to get a building permit and do all of the building according to CODES and inspections. The Board also explained to Mr. Gaiser that he now needs a newly engineered plan because of the changes. Mr. Gaiser stated that he understands that and he has already started working with an engineer to complete the new plans. He should be presenting them to the Board next month. The Board questioned Mr. Gaiser about his selling of ice cream. Mr. Gaiser stated that his building is not a permanent structure and he has been in touch with the County Health Department. Mr. Gaiser stated that he can sell ice cream there as long as it is prepackaged. Mr. Gaiser states that eventually he will want to sell soft ice cream but not right yet. Mr. Earley repeatedly asked Mr. Gaiser if he understood that at that time he will have to do much more development and work closely with the Health Department. Mr. Earley also wanted to be clear to Mr. Gaiser that there will be water, septic, and restroom issues to contend with at that point as well. Mr. Gaiser said that he understood and will be working with the Department of Health as needed as he knows he will have to have filtered water etc..

Motion to adjourn @ 7:30 PM was made by Steve Johnson, 2nd by Bruce Tanner, all in favor so moved.

Submitted by
Wendy Bono, Planning Board Clerk