

Town of Madrid Planning Board Minutes

Meeting Date: ,February 2, 2017

Meeting Time: 6:30 P.M.

Meeting was called to order at 6:30

Attendees: Joe Finnegan Chairman, Allen Kelly Sec.,

Wayne Day, Bill Hull, Bruce Durant.

Tony Cooper Town Supervisor, Jeff Gilson Bldg. Inspector.

Motion to approve the January Minutes was made by Bill Hull and seconded by Wayne Day.

The minutes for January 2017 were approved by the board by unanimous consent.

New Business:

SEQR: Tony Cooper reported that the Code changes were accepted by the County and with no significant environmental impacts noted. The Negative Declaration is on file at the Town Office. Upon Approval from the Planning Board the Town Board will then be able to take final formal action to approve the modifications and updates to the current code. This will likely be done at their next meeting.

Bill Hull made a motion that the Changes be accepted and a recommendation be made to the Town Board to do the same. Bruce Durant Seconded the motion and the board approved the motion with unanimous consent. These changes will help to update the current regulations and code and bring it up to date. It addresses such things as wind power, signage, setbacks and other issues identified that were out of date. This has been a time consuming process and it was a comprehensive review. It involved the county planners in addition to the Town Planning Board.

Re: Jason Curran

Application for a building. On his property located on Rte 310. He has proposed building a storage facility building that would have 24 rental spaces for the public. The building would be 30' x 100'.

Jason was informed that due to the zoning restraints on his property this would not be considered a permitted usage. He has two different lots at that location. One is currently home to his house and his business Seaway Lawn Care. The other is a larger lot without improvement currently.

His hope was to construct the building to use as both storage for his business and as rental to the general public as a storage facility for personal property.

Jason also said he wants to construct a sign for his business Seaway Lawn Care. He asked about what would be acceptable and what the process would be to do so. Jeff Gilson agreed to give him guidance on those issues to help avoid conflicts and remain in compliance. It is likely that this will also have to go to the County as it is located on Cty Rte. 310.

The application for the storage unit was denied as Mr. Curran's property is in an R.H. Zone and the proposed storage unit is not a permitted use. He was advised that he could appeal this decision to the Zoning Board of Appeals and request a variance. It was noted that if his property was located about a mile up the road (310) toward Norfolk, he would not have the same issue as it would be a complying usage as it would then be located in a Commercial zone.

Motion to deny the application was made by Bill Hull and seconded by Allen Kelly. The motion was approved by the board with unanimous consent.

It was also noted that this was denied with some regret as Mr. Curran has a successful business with several employees and the board does not wish to impede progress or economic development. The board congratulated him on his successes and wished him the best on his future endeavors.

Joe Finnegan stated to the board that although much conversation has been had about the posting of signage on electrical entrances about the existence of alternative power supply, something still needs to be added to the building codes to ensure that these notices are mandated by law.

No other business was before the Board for the evening. Motion to adjourn was made by Bill Hull and seconded by Bruce Durant. The meeting was adjourned.