

Town of Madrid Planning Board Minutes

Meeting Date: June 6, 2016

Meeting Time: 6:30 P.M.

Meeting was called to order at 6:30

Attendees: Joe Finnegan Chairman, Allen Kelly Sec.,
Jeff Gilson Bldg. Inspector, Wayne Day, Bill Hull, Bruce Durant.
John Tenbucsh and Matilda Larson of St. Lawrence County Planning Commission.

Steven Mathew Wisniew formerly at fort Drum. A veteran running a program with Clarkson to help Veterans get MBA's through Clarkson College.

Steven recently moved to Madrid and is interested in Planning. He has offered to attend meetings and give input. He has experience through the military helping to develop communities in Afghanistan. He rents an apartment from Bill Hull on the village square.

New Business: No new business was before the board for this date.

Discussion of prior months minutes
for the month of May and they were agreed to and approved by unanimous consent
Motion to accept Bill Hull and Seconded by Bruce Durant.

Agenda: Solar:

John Tenbusch and Matilda Larson are in attendance to discuss revisions to the existing Town of Madrid zoning codes with the members of the Planning Board. This will be the first of several meetings to occur over the next few months to make needed changes and update codes to more current standards.

John Tenbusch:

John Furnished members with several handouts with background information on NYS Laws for their use in the process. The County is currently reviewing existing codes and regulations and will be making recommendations to modify and make changes they feel will address identified issues of concern and conform with other standards which might be mandated or appropriate for consideration. Likewise Board members will be reviewing existing code to help identify areas that should be addressed and modified to meet current and future needs.

Discussion of the possibility of wind turbines being built on farms and Residential properties. Also further solar development. This might become an issue in the future with improvements from technology. Projects that were not feasible might become so in the future and it is important that some guidelines be set or by default state guidelines would be applied. There is concern that these might not

take into consideration specifics of our situation and development targets. Having regulations in place could help to address situations in the future that might impact adversely on residents and or the Town.

Some of the things to be considered include;
Windmills, Setbacks, Noise levels, Height, Disbursement and location.

Solar: where units are located, Rooftops, Yards. Size and the need for setbacks, variances,

Also of concern is the use of back up power supplies and the dangers these might propose to first responders in the event of an emergency or fire. Secondary supplies could be powering service lines once principal services are disconnected posing a risk.

Junk Yards: Need to improve the language to address the need for barriers. Further actions need to be taken against violators. They need to be told to remedy these issues or the Town would be forced to take further actions. This would include citations and possible injunctive relief if non compliance were to continue. Although this is not the preferable outcome, this has been a long standing issue which has not been resolved. What if any progress had been made has since disappeared.

Matilda Larson:

Matilda brought with her several large table top land use maps showing the current use of most properties within the township. The maps show the different usages in different coloration and hatch marks to delineate different uses. Ag. Residential, and R/A zones. Water districts, sewer districts. They include waterways; Grasse river, Trout Brook and Brandy Brook. They also include color coded sections of properties of different qualities of soil from a farming perspective. I.e; the best soil, good soil and so on. Those properties basically follow the water ways with the best soils being located primarily next to them.

These maps are useful tools to help use as Guidelines for usage of farmlands. Development of businesses and establishing different zoning areas for current use and for future development also.

Board members agreed to make efforts to review the materials they were given and to schedule a meeting to discuss matters before next month's scheduled meeting. This will help to identify some of the areas and changes that should be made.

Next meeting July 7, 2016.

Motion to adjourn: Bill Hull Seconded by Wayne Day.

Meeting was Adjourned.