

Town of Madrid
Planning Board Minutes
May 1, 2025

Attendees Joe Finnegan Chr., Allen Kelly Sec., Bruce Durant, Wayne Day, Bill Hull, Rita Gerenser Code Enforcement.

Others: Anna Campbell

Old Business:

The Minutes for the month of April were distributed electronically prior to the meeting. A motion to accept these minutes as written was made by Bill Hull and seconded by Bruce Durant. The Minutes were then accepted by unanimous consent of the Board members present.

Discussion:

The review of the Solar Project proposed on Rte. 345 called the Madrid Solar Project as is being proposed. This property is owned by Bill and Laurie Jaquith. It was previously submitted as a proposed Solar Project Site and it was refused as it is zoned as RH and not a permitted use. No completed New application has been filed with the Town of Madrid yet although the Developer requested a meeting with the Planning Board and the Zoning Board along with the General Public to pitch the idea again. It is still not permissible under the current Zoning Laws.

Anna Campbell stated that she remains concerned about the Proposed Project and the negative impact that it would have on her property which is adjacent to that site and the community as a whole. She wanted to know if it would be helpful to circulate a petition to record the sentiments of the community members who are overwhelmingly opposed to the Solar Arrays being erected there adjacent to her property and to the Cemeteries' She was advised that she would be welcome to do so and that it would be considered along with all other information for any decisions made. She also voiced concerns about how information had been presented to the NYS department of Parks and the DEC to gather their opinions on the proposed project. She was told that currently the Board has not had contact with them on this matter as a new complete application has not yet been received. She asked to be apprised of matters in the future and provided her email to the Secretary to facilitate this happening. The Secretary agreed to try to keep her up to date as things progress.

Another project that might be proposed is a battery storage facility. This would be comprised of lithium Ion Batteries. There are concerns about the potential explosive nature of these types of facilities. The need for training for dealing with these fires and the special equipment needed is of great expense and of great concern. The proposed site is located very near the School and the fallout of any fire could potentially expose the school children and personnel to intense toxic fumes should a fire erupt there.

The Armstrong trailer on the Lisbon Road. Remains a dump for garbage and furniture and debris. Someone has been dropping of significant additional Garbage in the yard of this property over the years.

The Miller's Market Gas Station property is being condemned and needs to be raised.

Wayne Taillon and Mike Campbell still have unlicensed junkyards on their property.

Rita Geresener is our new Code Enforcement Officer. She is looking into violations that have remained unanswered for in the past. She assured the Board that she is going to issue tickets to offenders who have refused to comply in the past. She is getting up to speed on who they are and how to contact them about their cases.

Motion to adjourn was made by Bill Hull and seconded by Bruce Durant

The Meeting was adjourned at 7:30