

Town of Madrid Planning Board Minutes

Date: September 7, 2017

Meeting Time 6:30

Attendees; Joe Finnegan Chairman, Allen Kelly Secretary, Wayne Day, Bruce Durant, Jeff Gilson Building inspector, Tony Cooper, Town Supervisor.

Bill Hull was excused.

Minutes from month of August: Minutes were emailed to members in advance of the meeting for review. Motion to approve minutes made by Bruce Durant and seconded by Wayne Day. Motion was approved by unanimous consent.

New Business:

Note from Judy Hargrave Town Clerk: Local Government Conference to be held on Oct. 10th at SUNY Potsdam. Anyone planning to attend should make their intentions known to her or Joe Finnegan so that the fees can be paid for by the Town.

Update on Dollar General; Brian Haggett was to do Environmental Testing at the Building site.

Joe Submitted paperwork to the County for the review of the Dollar General Store Proposal. There approval is needed as this project is situated on both State Rte 310 as well as State Rte 345. Entries onto the property will be located on both roads making access easier for patrons.

An issue that was identified with our Code is that a site plan review is not currently required if a parcel is being used for an approved use. This will need to be discussed further and changes will need to be made to address potential conflicts in the future should site plan reviews be appropriate for proposals.

A motion to approve the site plan of the Dollar General:

A motion to approve the site plan of the Dollar General and submit this to the County for review was made by Wayne Day and seconded by Bruce Durant. Motion was approved by unanimous consent.

Fire Station in Madrid low bidder is Dick McGinn a Contractor of Massena "Heritage Homes".

Total Costs for the project are currently expected to be \$850,000.00.

His bid was substantially lower than other bids. Estimated costs total \$686,00.00.

The Town Board is not comfortable with the use of the old medical building as a construction office due to potential damage to that structure. So this will not be used by the Contractor and the Fire Department as was being proposed and explored.

Tony Cooper will speak to the County planning office on the Status of the Dollar General Project.

Jeff Gilson: Mike Campbell is in the process of cleaning up his property. He is taking junk vehicles

off his property and selling them for scrap. He agreed to keep the property cleaned and to bring it into compliance. Jeff Gilson is monitoring the progress of these efforts and will report on this to this board as time goes on. It is hoped that this will be accomplished soon and the efforts are genuine and thorough.

Jeff Gilson also informed the board that he has had meetings with Wayne Taillon about the state of his properties and the existence of many junk cars on the roadside and in areas of his businesses where they should not be stored.

Jeff told the board that Wayne Taillon is also agreeing to take care of his property and erect some type of barrier to obstruct the view of scrap and vehicles. He is anticipating taking many of these to Canada to be scrapped in the near future and to make efforts to comply with the code. Jeff Gilson is working with him to develop plans to ensure that this happens.

Other Properties of concern are:

A burnt out home located on 310 across the road from the Maslin's Greenhouse property which was formerly the Buffalo Farm. This property belongs to a Trooper and is to be cleaned up in September.

A trailer located on the Lisbon Road which has rubbish littered all over the yard and bags of refuse piled up next to the structure. This situation has been an issue for several years and needs to be addressed. Jeff Gilson will explore this further and send a letter to the appropriate party.

Allen Kelly commented on the need to assess the state of the former Watson's Chevy building. This structure has been discussed frequently in past meetings. There have been complaints that the property harbors rats and possibly other wild animals such as skunks and raccoon within the hamlet adjacent to residential properties. This poses a health risk and also presents safety concerns to children who might wander onto the property. It is felt that this property needs to be evaluated and perhaps condemned.

The Board is pleased to see progress being made with regard to efforts to address some delinquent properties and others which are clearly out of compliance. Continued efforts will be made to further these goals and maintain the quality of the community. We are striving to work with residents and with businesses to bring properties into compliance without having to issue violations and go through legal channels to remedy situations. It is our hope and belief that solutions can be arrived at without having to exercise the latter option. Citations are the remedy of last resort but will be exercised if other efforts are exhausted and they become necessitated by the failure of property and business owners to comply with existing code.

Motion to adjourn made by Wayne Day and seconded by Bruce Durant.