

TOWN OF MADISON PLANNING BOARD NOVEMBER 14, 2023, 6:30PM

PRESENT: Board Chairman, Doug Waterman, Board Members: Earl Coleman, Ken Hepburn, Mark Lewis, Cary Earley, John Mancino; Planning Board Clerk, Kyla Lawrence.

GUESTS: 33- including Town Supervisor, Greg Reuter, and Variance Board Chairman, Michael Getnick

Chairman Waterman opened the meeting at 6:30 pm

Motion to postpone the approval of the minutes from October meeting until next month was made by Cary Earley, seconded by John Mancino, all in favor so moved.

OLD BUSINESS:

1. Kim & Arlene Artz- proposed cabins, Ciderhouse Campgrounds, 3570 Canal Rd, Madison, tax map# 113.-2-7.2.

Mr. & Mrs. Artz appeared before the board with a letter from the Madison County Health Department OK-ing the addition of 9 cabins (160 sq. ft each) under the conditions that “all cabin plans are reviewed and approved by the local building code official and determined to be acceptable.” And that “the applicant/operator provides the [Madison County Department of Health] a copy of the certificate(s) of occupancy for each camping cabin prior to the cabins being placed into service.”

A motion was made by Cary Earley and seconded by John Mancino to approve the installation of the proposed cabins under the aforementioned conditions. All in favor were so moved.

At 6:42 pm a motion to leave General session was made by Cary Earley and seconded by John Mancino. Mark Lewis then made a motion to enter into a public hearing which was seconded by Earl Coleman. All in favor were so moved.

2. Public Hearing- Appley Center, 2758 Lake Moraine Rd. Tax map # 138.18-1-46.1, 154-2-11.1, 154-2-12-1, Terram Holding, LLC, Nicholas Koen

Mr. Koen was in attendance via Zoom. Mr. Ritchie was set to give a short presentation to the Board and those neighbors in attendance of the meeting, but he was running late, so attorney for Mr. Koen, John Furst of Catania, Mahon, & Rider, PLLC, began a brief talk about the proposed “resort” and the addition of

the 25 cabins. He explained that Terram Holding, LLC and Mr. Koen had fulfilled all that was required of them by the Planning Board including independently reviewed traffic and noise studies, storm water studies, and a wetland report by Madison County Soil and Water Conservation in Hamilton, NY.

Mr., Koen added that there would be more screening to the South to buffer residential homes and mentioned the wastewater study was reviewed by the Madison County Department of Health and that they were working in conjunction with them to integrate the appropriate septic.

Mr. Ritchie then showed up and was able to take over, explaining there would be 25 short-term, rental cabins at 600 sq. ft. per cabin that would include two bedrooms each. He went on to explain how these rentals would be in support of Colgate University, being especially utilized during events like Parents' Weekend, Alumni Weekend, and Graduation.

After Mr. Ritchie's presentation, the floor was opened to neighbors who wanted to ask questions. Mrs. Diane Finch, of 159 Frank Road, Hamilton, NY, began her line of questioning, wondering about access from the Appley Center to Lake Moraine, to which Mr. Koen and Mr. Ritchie said no. She also inquired about boat access. It was explained that while Lake Moraine does have a public boat launch, there will be no room or access for boats or boat trailers available at the Appley Center as each cabin comes with only two parking spaces. She then asked if Mr. Koen would plan on buying or inheriting property on Frank Road, where his parents and sister currently live, to connect the Appley Center to the lake. Mr. Koen replied that "it is none of [her] business what [his] personal plans for the future are" but did reassure her that his family has no intention of moving and/or selling their property on Frank Road to Mr. Koen or anyone else. Mrs. Finch then went on to say that she "was the only one in [her] area who received a letter regarding the public hearing". Planning Board Clerk, Kyla Lawrence, explained to Mrs. Finch that the Town Assessor provides addresses of properties within 500 feet of the property in question to send letters to, and that she was in fact, one of seven who a letter was required to be sent. Ms. Lawrence promised to forward the list from the assessor to Mrs. Finch for review.

An unidentified neighbor asked about having the moratorium explained to her, which was done so by Chairman Waterman.

A Mr. Roger Tanner inquired about the property being zoning compliant as well as what kind of septic systems would be available for these cabins and how much water will be used. Mr. Ritchie responded with the specifics on the septic systems and water and since the Town of Madison doesn't have zoning, there is no issue.

Mr. Michael Getnick, Chairman of the town of Madison's Board of Appeals, as well as Lake Moraine resident, asked about what the plan is the remainder of the parcel as only 4.4 acres of the 57-acres +/- will be utilized by the cabins as per compliance to the moratorium. Chairman Waterman interjected to say that the Town's attorney, a Mr. Getman, recommended the parcel not be subdivided.

Mr. Getnick said that he didn't agree with Mr. Koen's statement to Mrs. Finch saying that it wasn't her business what his plans were regarding his family's property on Frank Road. Getnick said it was a very real and appropriate fear to have. Mr. Koen reiterated there "is no intention of merging properties on Frank Road" and the majority of the business will be related to Colgate and conferences held at the Appley Center, not lake recreation." Mr. Koen went on to offer putting up a boundary between Frank Road residences and the Appley Center to appease neighbors' concerns.

A few other questions were asked by members of the audience including how close to the moratorium line is the closest cabin, Mr. Ritchie answered, "15 feet" and how far away from the road are the cabins themselves, Mr. Ritchie answered again, "40 to 60 feet away".

Chairman Waterman asked if there were anymore questions or concerns from the audience. When no one spoke, he asked the Board to make a motion to approve the installation of the 25 cabins under the condition that Mr. Koen and Terram Holding, LLC will install a boundary between Frank Road and the Appley Center as mentioned earlier in the meeting. A motion was made by Ken Hepburn and seconded by Cary Earley. All in favor were so moved. Then a motion was made by John Mancino and seconded by Mark Lewis to close the public hearing. All in favor were so moved.

At 7:07pm a motion to adjourn the meeting was made by Cary Earley and seconded by Earl Coleman. All in favor were so moved.

Respectfully submitted by,

Kyla Lawrence,
Planning Board Clerk