

TOWN OF MADISON PLANNING BOARD JUNE 14, 2022, 6:30PM

PRESENT: Chairman, Doug Waterman, Board Members, Earl Coleman, Cary Earley, John Mancino, Mark Lewis, Ken Hepburn, & Mitch Hoffmeister

GUESTS: 7

Chairman Waterman opened the meeting at 6:30 pm.

Motion to approve the minutes from May was made by John Mancino and seconded by Mark Lewis, all in favor so moved.

OLD BUSINESS: PUBLIC HEARING

Chairman Waterman opened the Public Hearing at 6:31pm.

Mike Gridley, owner of the property and proposed gym located at 2466 Lake Moraine Rd, Hamilton, parcel # 153.-2-62.1, addressed the board and fellow guests. He described the building as being up to commercial code, per the Codes Enforcer, Larry Cesario. The front part of the building being 32' x 48' will be used for "ninja warrior" type workouts including free weights and ropes. The back part of the building being 16' x 16' includes exercise machines such as treadmills, ellipticals, and the like, as well as a handicapped bathroom and dressing area. Mr. Gridley's wife, Kayla, a personal trainer, may also provide instruction and/or classes of some kind.

Neighbor, Beth Holcomb, of 2510 Lake Moraine Rd, Hamilton, was the sole speaker and asked a series of questions regarding proposed business hours and maximum capacity. Mr. Gridley responded saying that the proposed hours will be "early morning-dark", and the maximum number of people allowed to be there at one time is 28, but that they "would never be at full capacity". Ms. Holcomb went on to say that she and her husband (who was not present) are concerned about increased traffic and noise, as well as setting a precedent for more commercial properties to pop up in their area.

Board member, John Mancino, assured Ms. Holcomb that these sort of public hearings and appearances before the board, show that Planning Board considers such matters on a case-by-case basis and that we would never allow commercial properties such as another Price Chopper to build in a residential area. Mr. Gridley also addressed Ms. Holcomb, telling her that because the gym is in a converted garage, it does not have the appearance of a commercial property and there will be no extra noise such as loud music to disrupt the neighborhood. Because Madison is a township that does not have zoning laws, commercial properties may be anywhere the Board approves within their jurisdiction. In addition, this property was at one time a commercial property as it was a quarry many years ago.

A letter was received by Planning Board Clerk, Kyla Lawrence, from another neighbor of Mr. Gridley, a Mr. Larry Hitchcock, who was unable to attend the meeting but wished to let the Board know he does not oppose the new gym.

NEW BUSINESS:

1. Renee Giufre-Gleason addressed the board regarding her property located at tax map ID # 138.-1-35.8. This property is subject to the Upper Lake Moraine Protective Covenants which includes an addendum stating: "It is hereby agreed and understood by the buyers of Lots 5, 6, 7, 8, & 9 of the Pierson subdivision, Upper Lake Moraine development, that there shall be a shared driveway over lot 7. Said shared driveway shall provide ingress and egress for lots 6, 7, & 8".

Ms. Gleason appeared before the board because as she owns Lot 7, she was asking for permission to put in the shared driveway no more than 75' into her lot with a separate drive in each direction to access lots 6 & 8 that would be 27'. The Board discussed that they would have to speak to the Town's attorney. There is a possibility that the covenant could be removed, thereby requiring the owners of Lots 6 & 8 to be responsible for putting in their own driveways on their own lots. However, because these are non-conforming lots that are grandfathered in (there is not 100' of road frontage per parcel), changing this may alter that policy, not allowing building permits to be issued on non-conforming properties. The alternative would be to grant Ms. Gleason's request and have her put in the shared driveway to her preferred specifications. However, there is a question of whether this is even a Planning Board issue. Ms. Gleason is emailing all her information to Planning Board Clerk, Kyla Lawrence, who will then forward it to Chairman Waterman, who will discuss with the Town Attorney, and get back to Ms. Gleason on the board's recommendation. It was also suggested by several board members that Ms. Gleason retain her own attorney who is familiar with property issues.

At 6:54 pm a motion to adjourn was made by John Mancino and seconded by Ken Hepburn, all in favor so moved.

Submitted by

Kyla Lawrence, Planning Board Clerk