

TOWN OF MADISON PLANNING BOARD SEPTEMBER 12, 2023, 6:30PM

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

GUESTS: 13- including Town Codes Officer, Larry Cesario, Town Supervisor, Greg Reuter, and Variance Board Chairman, Michael Getnick

Chairman Waterman opened the meeting at 6:30 pm

Motion to approve minutes from August meeting was made by John Mancino, seconded by Earl Coleman, all in favor so moved.

OLD BUSINESS: Appley Center, 2798 Lake Moraine Rd. Tax map # 138.18-1-46.1, 154-2-11.1, 154-2-12-1

A Zoom meeting was set up between the Board, Mike Ritchie, P.E. of Costich Engineering, and lawyer, John Furst of Catania, Mahon, & Rider, PLLC. Mr. Nick Koen was in person.

Chairman Waterman began by opening the meeting with information he retained from the Town's attorney, Bill Getman. The first question answered from last month's meeting was whether the 57 acres that are included in the moratorium should be on the site plan. According to Mr. Waterman, Mr. Getman said, yes, that acreage should be listed on the site plan unless they were going to subdivide the 4.4-acre parcel where the construction of the cabins would take place. In addition, Mr. Getman conveyed that walkways and paths for strolling or bicycling outside of the 4.4-acre section would be ok if motorized vehicles were prohibited and no structures or utilities were constructed. Mr. Waterman also went on to say that Mr. Getman said a variance would be necessary if they were going to put the septic on the 57-acre parcel and not the 4.4-acre parcel. Mr. Koen and Mr. Ritchie said that they had changed the plans and the septic system would go on the smaller piece, thereby making the last point moot.

Upon reviewing some of the documents provided by Mr. Koen and Mr. Ritchie, Mr. Waterman said that the supplied traffic and noise studies were not completed by an

independent entity as per the Board's request in August, nor was Madison County Soil and Water out of Hamilton consulted on the wetland study. There was some correspondence between Mr. Ritchie and the DEC as well as the county Health Department regarding wastewater and the septic system. Mr. Cesario requested that any further correspondence regarding the water and septic be sent to him for review. Mr. Ritchie agreed.

It was determined that the Board would approve the construction of the 25 cabins on the 4.4-acre parcel with the following conditions:

- Independent reviews of the traffic and noise studies would be completed and documented.
- A wetland study would be sent to Madison County Soil and Water and reviewed with notes.
- All correspondence between the petitioning parties and the DEC and/or Madison County Health Department would be provided for the Boards review.
- All the above documentation would be provided to the Board in no more than 10 days from the date of the meeting (September 22, 2023).
- A public hearing is scheduled for October 10, 2023

The motion to approve with the aforementioned conditions was made by Ken Hepburn and seconded by Mark Lewis. All in favor were so moved.

NEW BUSINESS

1. Jim Still- transition of garage located at 3416 Frederick Road, tax map # 126.-2-37 from residential to commercial property. The proposed business will be a body shop for vehicles. Mr. Still stated the hours of operation will be Monday-Friday 7am-5pm and the occasional Saturday from 8am-noon. There will be no signage or flashing lights of any kind. There will be 4 parking spots in front of the building, allowing for three customers and Mr. Still's vehicle. All damaged vehicles will be inside the garage until they're fixed. Any scrap metal will be stored outside, behind the building and removed once a month. Under the condition of holding a public hearing on October 10, 2023, a motion to approve was made by John Mancino and seconded by Mitch Hoffmeister. All in favor were so moved.

2. Dollar General- 4949 Route 12B, tax map # 103.-1-38.1. Mr. Mark Shattuck, an engineer from West Lake Development, came to introduce the Board to the proposed plans regarding the DG. Mr. Shattuck stated they were merely looking for notes and were not appearing before the Board for any official ruling. He explained that this DG will be a garden and grocery market, offering fresh meats and produce. In addition, it will be larger than the other local DGs at 12,668 square feet instead of the 10,000 square feet like other stores. It will also have a much nicer and appealing façade.

The Board did say Mr. Shattuck will have to provide a site plan application, SEQR, and have DEC approval for water and septic. In addition, a NYSDOT permit will be required for the driveway. Because the proposed location is also in a flood zone, the building will have to be elevated 2' and the flood zone advisor (Mr. Cesario) will need to be consulted for this project.

3. Kim Artz- proposed “cottages” at Ciderhouse Campgrounds, 3570 Canal Rd, tax map # 113.-2-.2. Mr. Artz appeared before the Board to convey how he’d like to develop and enlarge the campgrounds over the next few years. He is proposing the addition of 6 ready-made “sheds” (from Parry’s General Store and Hardware) to be installed as cabins. These include no heat, kitchen, bathrooms, or running water. In addition to the cabins, Mr. Artz wants to add shower rooms next to the already existing bathrooms, which are all separate from the “cottages”. There would be pedestal BBQ grills available for use by renters. Their goal is to offer an affordable place to stay for antique vendors or tourists in the area. They chose to do the simple cottages to promote other local businesses such as Ray Brothers or the Hotel Solsville.

The Board said Mr. Artz will need to provide site plans, SEQR, and engineered plans of the cabins and bathhouses. Because it is a multi-step project, Chairman Waterman asked that the plans show each phase and the timeline for each.

OTHER BUSINESS:

Mr. John Gaiser posed some questions to the Board regarding two parcels of property on the corner of Route 20 and Lovejoy Road. He was asking about subdividing them to sell them. The Board determined that as long as both parcels were over an acre of land and had at least 100 feet of road frontage, he should have

no problem separating them. He also complained that the Planning Board denied his request to waive setback requirements when he built his house on Center Road (a few years ago). Although, because Mr. Gaiser did not go to the Variance Board to be heard, he ended up choosing a different size home. In the past, the Planning Board dealt with residential requests, but as of 2023, they now only preside over commercial issues, while residential issues are given to Codes Officer, Mr. Cesario.

At 7:20 pm a motion to adjourn was made by Earl Coleman and seconded by Mark Lewis, all in favor so moved.

Submitted by,

Kyla Lawrence, Planning Board Clerk