

TOWN OF MADISON PLANNING BOARD AUGUST 9, 2023, 6:30PM

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

GUESTS: 8- 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 July meeting was made by John Mancino, seconded by Cary Earley, all in favor so moved.

NEW BUSINESS: Appley Center, 2758 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 and Nick Koen of Terram Holding, LLC, Mike Ritchie, P.E. of Costich Engineering, and their lawyer, John Furst of Catania, Mahon, & Rider, PLLC.

The applicants are proposing 25 cabins at 600 sq. feet, per structure, with 50 parking spots into a 4.4-acre section of the 57 acre +/- lot due to the ongoing Town moratorium restricting commercial business within ¼ mile of Lake Moraine. The intent of the applicants is to provide short-term rentals to corporations who are using the Appley center for conferences, Colgate tourism during peak times including graduation, parents' weekend, and alumni weekend, and guests of other events such as weddings. The cabins will be available for rent year-round but will be competitively priced for certain events. The proposal is to use the profits from these rentals to help fund the renovation and restoration of Americana Village. In addition to the cabins, walking and biking trails have been proposed for renters, as well as the town's people who'd like to enjoy them.

Chairman Waterman inquired about traffic reports, noise studies, and soil and water testing being performed. The applicants agreed to have an independent agency perform traffic and noise studies. A wet land report has been completed by Delta Engineers out of Syracuse, NY, but the Chairman requested the applicants to

have Madison County Soil and Water Conservation out of Hamilton also do a wet land report.

Board member, Mitch Hoffmeister asked if there would be access to the lake from the Appley Center to which the applicants replied that the current tree line/fence would remain in place with a possible rock wall to be built in the future to keep guests of the Appley Center from accessing the lake. However, Mr. Koen did disclose that there is an “easement” or right of way from the Appley Center to the Colgate Boathouse which could allow renters to access the lake from that direction.

The applicants stated that out of the 4.4 acres available to them outside of the moratorium, only 2.7 acres would be disturbed. They also stated that the two-lane roadway is proposed to be 24'. However, the Board as well as Supervisor Reuter stated that fire code requires a roadway to be at minimum 30' and that would have to be changed in their plans.

Codes Officer Cesario asked if the DEC has been contacted regarding wastewater, to which the applicants stated no, but they will be.

Board member Ken Hepburn asked regarding the proposed 50 parking spaces if there would be enough room for boats, trailers, RVs, etc. He also asked about water treatment and trash disposal. The applicants replied that this project is not advertised nor is it intended for lake traffic, so no, there would be no extra parking for boats, trailers, or RVs. Water treatment will be regulated by Madison County, however a small pumphouse may be required. As far as trash disposal, the applicants said they would abide by whatever the Town required of them.

Supervisor Reuter then asked about handicap accessibility and lighting. The applicants replied that “a few of the cabins” would be handicapped accessible but not all. The proposed lighting is “predominately porch lights with a few decorative light poles” throughout to keep cabins and parking areas lit without affecting neighbors across the street or across the lake.

Codes Officer Cesario asked about times for parking, as in, if someone who was not renting a cabin, but maybe was just using the trails to hike or bike, parked in the lot. The applicants were unsure of how they would regulate parking times but added

that Zach Collins, a volunteer fireman for the Town of Madison, is the full-time, on-site handyman/security guard as he currently lives on the premises.

Chairman Waterman said there were a few items he'd like to be reviewed by the Town's lawyer including: if hiking/biking trails would be allowed within the area restricted by the moratorium, and if development on the remaining land within the moratorium limits would be opened up for development of any kind in the future, and the interpretation of Article II, §2 of the Site Plan Review Regulations.

After all the questions had been asked by the Board and special guests, it was determined that the applicants must, before the next meeting: get independent studies regarding traffic, noise, and lighting. They must also get a wet land report from Madison County Soil and Water Conservation in Hamilton, NY. They also will need to submit their plans to Madison County Planning dept and contact the DEC regarding wastewater.

After the Zoom portion of the meeting was finished, the board talked about getting a second opinion on water storage size and Mr. Cesario commented that a fence should be required for the water retention pond, as it could be dangerous.

The applicants have been added to the September 12th, 2023, agenda at 6:30pm.

At 8:05 pm a motion to adjourn was made by Cary Earley and seconded by Mark Lewis, all in favor so moved.

Submitted by,

Kyla Lawrence, Planning Board Clerk