

TOWN OF NELSON PLANNING BOARD MEETING MINUTES

December 12, 2006

Attendance: Bob, Jan, Ed, Jim & John

Absent: Mike

Jim Stokes, Town Attorney said that Chairman, Gary McSweeney has resigned from the Board, so the meeting tonight is without a Chairman. Some other member can call the meeting to order. John Dunkle called the meeting to order at 7:00 p.m.

Bob made the motion to have John be the acting Chairman for this meeting. Seconded by Ed. All voted in favor and motion carried

After the minutes of November 14, 2006 were reviewed, Bob made the motion to accept these minutes as presented. Seconded by Jim. All voted in favor and motion carried.

Planning Board Agenda:

1. Robert & Pamela Getek - Line Change - North Lake Rd. - Public Hearing

- a. Pam gave a narrative of why and how the line change was going to be. Pam is giving Linda Sullivan lake frontage making Lot 6 - 0.1703 and Linda is giving Robert & Pam enough land to have their driveway back as the State at one time divided the land down the middle. This makes lot - 7 - 0.110 acres
- b. Both parcels have their own septic and well.
- c. John opened the Public Hearing at 7:08 p.m. As there was no one present to speak for or against this application, the Public Hearing closed at 7:10 p.m.
- d. John entertained a motion to establish ourselves as lead agency to an unlisted listed action and having reviewed the SEQR and make a negative declaration. Bob so moved and seconded by Jan. All voted in favor and motion carried.
- f. Motion made to approved this subdivision by Bob. Seconded by Jan. All voted in favor and motion carried.

John made a motion that based on Vrendenburghs survey dated 12-2-06 that our approval be contingent with the conditions of the ZBA granting a variance for the setbacks from the property line and signatures for proof of ownership of property. Jan so moved, seconded by Jim. All voted in favor and motion carried.

2. Stephen McLean - Subdivision - Route 20 - Public Hearing

- a. Request to combine two lots, a 1.2 acre lot and a 1.8 acre lot into one parcel. One with the self storage buildings on it and one with the vegetable stand on it. Steve would like to build a 20,000 sq. ft. self storage building on the lot where the stand is. The current occupant's

- would stay for 3 -5 years.
- b. Ed Riockle said that Dick Elliott has not had a chance to complete the review of the storm water plans.
 - c. Steve told of the plans for the lighting, gates and to landscape the front of the property.
 - d. Construction would be started in April 2007.
 - e. Public Hearing opened at 7:20 p.m. As there was no one present for or against this application, the motion to close the Public Hearing was made by Ed. Seconded by Jan. All voted in favor and motion carried. Public Hearing closed at 7:22 p.m.
 - f. Discussion of the use and location of the driveways.
 - g. John entertained the motion to establish ourselves as lead agency and declare this an unlisted action and having reviewed this SEQR and make a negative declaration. Jan so moved, seconded by Bob. All voted in favor and motion carried.

John made the motion to approve the removal of the lot line as per the plot plan with the following conditions: proof of ownership. The motion was withdrawn until this is done.

3. Stephen McLean - Site Plan Review - Route 20 - Public Hearing

- a. Nothing new was submitted.
- b. Steve will have to go before the ZBA for an area variance as the driveway on the west side of the new facility is too close to the road.
- c. John entertained a motion to establish ourselves as lead agency to declare this an unlisted action and having reviewed the SEQR and make a negative declaration. Bob so moved. Seconded by Jan. All voted in favor and motion carried.
- d. After discussion, the motion was made by Bob to table this application until the next meeting. Seconded by Jan. All voted in favor and motion carried.

4. James St. Pierre - Line Change - Stonebridge Rd. - Public Hearing

- a. Jim explained what he wanted to do. He wants to combine two lots a 1.1 acre lot and a 2.27 acre lot making 3 acres and a 90 acre lot and a 24 acre lot made 113.9 acres. He is reconfiguring a subdivision that was done about five years ago. There is a residence on one lot.
- b. Public Hearing opened at 7:40 p.m. As there was no one present for or against this application the Public Hearing closed at 7:42 p.m.
- c. John entertained a motion to establish ourselves a lead agency to declare this an unlisted action and having reviewed the SEQR and made a negative declaration. Ed so moved, Seconded by Jan. All voted in favor and motion carried.

John made the motion based on Vrendenburghs survey dated 1-23-2006 that we approve this application. Ed so moved and seconded by Jan All voted in favor and motion carried. There was extension from voting.

5. Glendon & Marilyn Lewis - Site Plan Review - Erieville Rd.

- a. This is a site plan review for a proposed garage on the west side of Erieville Rd. There is a hill in back where the garage would go.
- b. Jim said that his property is divided by two boundaries. 1 in the WFZ and 1 in RB.
- c. The septic is on the lakeside property and is pumped under the to a leach field.
- d. The Lewis's will have to go to the ZBA for setback variances. e. The setback of the neighbor's buildings should be looked at, to see if this will be in line with others. A map was reviewed of the adjoining properties.
- f. Bob said that they should go to the ZBA without any recommendations from the Planning Board. Jan & Ed agreed. After discussion, Bob made the motion for the Lewis's to go to ZBA without recommendation's from the Planning Board. Seconded by ed. All voted in favor and motion carried. Motion made by Gary to adjourn meeting. Seconded by Jan. All voted in favor and motion carried.

Members of the Board felt that Mike Nataluk should be included in the recommendation of a Chairman for the Planning Board. Bob made the motion to have John Dunkle as acting Chairman for the January meeting on January 9, 2007.

Jim told the Board that Verizon is on the agenda for the ZBA meeting on Dec. 19, 2006.

As there was no other business, bob made the motion to adjourn the meeting. Seconded by Ed. All voted in favor and motion carried.

Meeting adjourned at 8:24 p.m.

Respectfully submitted by,



Christabell Westcott, Secretary
Town of Nelson P planning Board