

## TOWN OF NELSON PLANNING BOARD MEETING MINUTES

October 10, 2006

Attendance: John Dunkle, Jim St. Pierre, Michael Nataluk, Robert McKinnon, Edward Nelson, Jan Roberts & Gary McSweeney

The meeting was opened at 7:00 p.m. by Chairman Gary McSweeney. He then greeted the guests.

After the minutes of September 11, 2006 were reviewed and after the correction in 1-d & e of buildable, John made the motion to accept these minutes as presented. Seconded by Jan. All voted in favor and motion carried.

### Planning Board Agenda:

1. Joseph St. Pierre — Subdivision - Erieville Rd. - Preliminary Hearing
  - a. Joe is subdividing a 29.39 acre lot into a 8.141 and a 21.254 acre lot creating two lots.
  - b. Gary talked to Jim Stokes, Town Attorney of creating a lot that is not conforming and buildable. Jim quoted sections of the Town Law pertaining to subdivisions. He also said that in his opinion that the Planning Board has the authority to create the lots requested by the applicant. And also to impose appropriate conditions upon the subdivision to ensure that any future development of the second lot, if any, would be accomplished in such a way as to not adversely affect the public health, safety and welfare.
  - c. A notation on the final plat map that lot number 2 "may not be developed for any purposes without prior site plan approval from the Town Planning Board and in addition a negative declaration and subdivision approval that the planning Board will file a document in the Mad. Co. Clerks Office alerting potential owners to this restriction on the plat map".
  - d. Joe said that he would agree to this have the conditions put on the final map
  - e. SEQR will be determined at the Public Hearing next month.
2. Stephen McLean - Special Permit - Route 20
  - a. This is the first phase of a two phase request
  - b. Phase 1 is to purchase and build 4 new storage buildings on the property where the vegetable stand is now, owned by Jim Lowry.
  - c. It was stated by Steve that he did not own the Coe building at the time of the Board's approval of his last application. Gary made the motion from a preventative prospective that based upon the McLean application dated 12-22-2--5 and that the fact that the application was not signed by the owner but, the proposed owner, and developer of the property that any and all approval given by this Board be herein rescinded. Seconded by Bob. All voted in favor and motion carried.
  - d. The new property is now owned by Jim Riedl, with Jim Lowry buying on a contract.

- e. Jim said that a copy of the deed should be with the application. The owner will have to sign all applications.
- f. The existing chain link fence would be continued onto the new lot. The fence between the two properties would be removed. Same entrance and exit would be used for existing storage and new lot.
- g. There are no grade issues.
- h. A detention pond will be built.
- i. Roger is to investigate to determine if a storm water detention was put into place onto Coes property.
- j. Lowry will be the tenant and operate the vegetable stand for about 3-5 years.
- k. Steve said that eventually he would like to build a climate control building with 43 units and one level. Approximately 5000 sq. ft.
- l. The following will be put on the map: Location of septic and water, distance from other properties grades and have Jim Riedl sign application. Show future building on survey with parking and grades.
- m. The next application Steve will be for a subdivision of combining the two lots into one. One lot is 1.07 acres and the second lot is 1.84 acres.

A discussion of the new house that Lewis's is building, the size, height. Roger said that he put a STOP WORK order on it Saturday afternoon. Jim Stokes will represent the Town in court on Thursday against Peter Baker.

As there was not any other business, Gary made the motion to adjourn the meeting. Seconded by Mike. All voted in favor and motion carried.

Meeting adjourned at 8:10 p.m.,.

Christabell Westcott, Secretary



Town of Nelson Planning Board