

TOWN OF NELSON PLANNING BOARD MINUTES

April 10, 2007

Present: Robert McKinnon, Edward Nelson, Kevin Pace, James St. Pierre, John Dunkle & Sandra Palmer.

Absent: Jan Roberts

The meeting was opened by Chairman, John Dunkle at 7:00 p.m He then greeted the guests. John also talked of the town celebrating its Bicentennial this year.

The minutes of the March meeting were reviewed. Bob made the motion to approve the minutes as presented. Seconded by Ed. All voted in favor and motion carried..

Planning Board Agenda:

1. Robert & Dorothy Look - Minor Subdivision - Hall Rd. - Pubic Hearing

- a) The Look's are doing a two lot subdivision. Last month they came in with a map with a 2 acre lot. A new map was submitted with a 1.4 acre lot being taken from a 136.76 acre lot. The house and garage, shed, well and septic are shown on the new map.
- b) There were no comments from the Board at this time.
- c) The Public Hearing was opened at 7:12 p.m. by John.
- d) There was no one present for or in opposition for this application.
- e) John entertained a motion to establish ourselves as lead agency, to declare this an unlisted action and reviewed the SEQR to make a negative declaration. Sandra so moved, seconded by Kevin. All voted in favor and motion carried.

Bob made the motion to approve the plan by Dave Vrendenburgh and revised on 3/25/07 creating a 1.4 acre lot. Seconded by Ed. All voted in favor and motion carried.

2. Reginald & Betsy Card. - Line Change - Tuscarora Rd. - Public Hearing

- a) The neighbors have been notified and this application has been advertised.
- b) The Card's want to add a 4.3 acre parcel to a 8.566 acre parcel making a total of 12.908 acres. to Fred Marconi. There is an existing barn on the 12.908 parcel. There is a house being construction on the this lot. There will be no further building by the Marconi's after the new house is built.
- c) The Public Hearing was opened at 7:20 p.m. As there was no one present for or in opposition of this application, the Public Hearing was closed at 7:20 ½ p.m.
- d) As there were no comments from the Board, Ed made the motion to establish ourselves as lead agency, to declare this an unlisted action, and reviewed the SEQR to make a negative declaration. Seconded by Sandra. All voted in favor and motion carried.

Bob made the motion to approve this line change as shown on the survey map by David Vrendenburgh dated 4-7-2007. Seconded by Sandra. All voted in favor and motion carried.

3. Steven Ceglia - Site Plan Review - Eatonbrook Rd. - Public Hearing

- a) Steven wants to build a new house on a parcel on Eatonbrook Acres. Parcel No. 8. John read the restrictive covenant to be followed, for all development in the subdivision.
- b) The Public Hearing was opened at 7:28 p.m. As there was no one present for or in opposition of this application the Public Hearing was closed at 7:28 ½ p.m.
- c) The SEQR was presented and reviewed by the Board. John entertained a motion and make ourselves lead agency and make a negative declaration. Ed so moved and seconded by Kevin. All voted in favor and motion carried.

John entertained a motion to approve the proposed Lt 8 development plan on Eatonbrook Acres dated 1-15-07 with the following condition's:

1. There is to be no more significant clearing of the lot.
2. There will be no significant development of structures and no significant development of the water front property and no visible development of the vegetation of the shore.
3. That the lot be development in accordance with the restrictive covenant's.

Bob moved that we accept this motion as stated with the conditions and restrictive covenant's. Seconded by Jim. All voted in favor and motion carried.

4. James & Gerlinda Oaksford - Site Plan Review - Woodcock Terrence

- a) Jim & Gerlinda had a map showing the septic, the camp, a shed and the well.
- b) They want to increase their porch from 7' x 14' to 14' x 14'. They do not want to infringe on the septic system.
- c) This property is in the water front zone and is under the 7% coverage.
- d) Proposed structure will not require any variances from the ZBA.
- e) The roof will be changed to a gable roof on the porch.
- f) There were no comments from the Board members.
- g) A formal survey with the proposed addition is needed.
- h) A Public Hearing was scheduled for the May meeting.

5. Timothy McLaughlin & Diane Cass - Tuscarora Rd. - Site Plan Review

- a) Tim would like to build a deck by the lake, 16' x 16' and 30" high.
- b) There is a ROW for the neighbor to get to their property. He is not sure how far to set the deck from the ROW
- c) The deck would be 15' from the side yard line and 5' from the lake. This lot was

- created before the update of the zoning regulations and is grandfathered.
- d) The owners will determine if the lot coverage would exceed 12%.
 - e) Tim will have to decide on the square footage and decide whether to move the deck forward. He will be back before the Board next month.

New Forms:

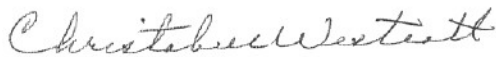
A review and discussion of the new application for the Site Plan Review; Special Permit. Suggestions were made by the Board members. First meeting should be preliminary and the second meeting a final meeting. A copy of the zoning map, SEQR, the letter to property owners will be included. This also includes the new application for a subdivision. Jim made the motion to approve these forms as amended. Seconded by Ed. All voted in favor and motion carried.

Jim said that there is a number of problems with the septic systems on the lake.

As there was no other items on the agenda, Ed made the motion to adjourn the meeting.
Seconded by Jim

Meeting adjourned at 8:52 p.m.

Respectfully submitted by


Christabell Westcott, Secretary
Planning Board, Town of Nelson