

## TOWN OF NELSON PLANNING BOARD MEETING MINUTES

June 12, 2007

Attendance: Bob McKinnon, Ed. Nelson, John Dunkle, Jim St. Pierre, Jan Roberts, Kevin Pace & Sandra Palmer

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

After the minutes of May 8, 2007 were reviewed, Bob said that the Chairmans name should have a capital J. and Jim made the recommendation to add #6 that Marquardt pay all Town Engineering fees for review of their project. Jim made the motion to accept these minutes as amended. Seconded by Ed. All voted in favor and motion carried.

### Planning Board Agenda:

1. Joseph & Susan Kost - Site Plan Review - Funk Rd. - Public Hearing
  - a. The Short Form SEQR was received and reviewed.
  - b. Joseph and Susan will have to go to the Town Board for an easement for their septic system to be close in the road right of way.
  - c. There are no variance's needed for the proposed 600 sq. ft. Structure.
  - d. The Public Hearing opened at 7:07 p.m. Tom Harvey , Neighbor said that the Kost's have worked very hard on this project. Mary supported their effort. Raphael Caloia recommended it highly. As there were no other comments the Public Hearing was closed at 7:10 p.m.
  - e. John reviewed some runoff management techniques that could improve lake water quality.

John entertained a motion to establish ourselves as lead agency to declare this an unlisted action and upon review of the short form EAF to made a negative declaration. Sandra so moved and Bob seconded it. All voted in favor and motion carried. .

John entertained a motion to approve this site plan with a 600 sq. ft. structure and new septic system as shown on Vrendenburg survey map dated 5-4-2007 with the following conditions:

1. Approval is contingent on the approval by the Madison County Health Dept. for the septic system.
  2. Approval is contingent on the Town Board approval for the use of the funk Rd. right of way for the septic system. Bob so moved, seconded by Jan. All voted in favor and motion carried.
2. Everett Murray - Line Change - Nelson Rd. - Public Hearing
    - a. Tim Murray and Robert Schruise represented Everett Murray for this application.
    - b. Everett wants to give Robert 20 feet of land as the line between their two properties is

only 15 feet from Bobs house.

- c. They are proposing to move the North line of Murray 15 to 20 ft. South bother properties ares in the RA zone.
- d. The Murray septic and well will be within the re-configured lot..
- e. A map with the calculation of the new lot area and boundaries, with lines for both signatures
- f. The Public Hearing was opened at 7:23 ½ p.m.
- g. There were no comments , so the Public Hearing closed at 7:24 p.m.
- h. Maps will be brought to the July meeting. .

### 3. Marquardt Switches - Site Plan Review - route 20 - Public Hearing

- a. Bob Kent, Shawn Beznar, Kirk and Terry Horst was present.
- b. A revised Long Form SEQR was presented to the Board.
- c. John reviewed the application data submitted to date.
- d. The applicant requests approval to begin construction of the 18000 sq. ft building expansion, temporary parking, and new access road. .
- e. Letter's from Tom Clarke, Mad. Co. Sewer District and from Samuel Usborne, Cazenovia Fire Dept. were read into the minutes.
- f. The Town Engineer has reviewed the plans submitted to date and has requested to look at the additional completed site plan when they are prepared by the applicant.
- g. Brenda White from the Mad. Co. Planning Board said there was no significant concerns but reserves final comment, when all site plans ae complete.
- h. Part 2 of the SEQR Long Form was reviewed and completed by the Board.

Jim Stokes suggested the resolution recognizes this as a Type 1 action, by local definition, and unlisted action by DEC regulations, the Town of Nelson Planning Board as the lead agency and a negative declaration and find no significant affect on the neighborhood. Bob made the motion to approve this resolution. Seconded by Ed. All voted in favor and motion carried.

- i. Marquardt is still working on the list of items required for the site plan approval provided by John.
- j. The Board is confrontable with granting permission for Marquardt to start building of addition and parking relocation, provided the parking and access road ae notpaved until f inal site plan approval is granted.
- k. The question of erosion control was brought up, which will be covered by DEC SPDES regulations.
- l. The Public Hearing opened at 8:15 p.m. Brenda Sparks (Childrens' House) asked what affect it would have on the Children's House traffic. Iit was determined that the proposal would not impact the CCH. The Public Hearing was closed at 8:15 1/2

Jim Stokes suggested that the Planning Board grant provisional site plan approval soley to allow construction of the building expansion, and temporary parking and employee entrance as

depicted, with the following conditions:

1. That the concerns expressed by the Cazenovia Fire Dept. And the Mad. CO. Sewer Districtnd Town Engineer be addressed
2. No construction begins until permit coverage under NYSDEC GP-02-01 be obtained and demonstrated.
3. The Board reserves the right to modify the approval upon review and consideration of detailed. final site plan.

Motion of the above made by Sandra and seconded by Bob. All voted in favor and motion carried.

4. Thomas Szewcysk - Line Change - Eatonbrook Rd. - Public Hearing

- a. Joe Kauflers ,Owner is taking 3 acres from a 37 acre lot and adding it to a 7 acre lot owner by Tom to make Toms lot 11 acres.
- b. This would be an amendment for a subdivision done in 2006.
- c. Public Hearing opened at 8:21 p.m. As there was no one present for or against this application, the Public Hearing closed at 8:21 ½ p.m.
- d. After review of the SEQR, John entertained a motion to establish ourselves as lead agency to declare this an unlisted action and upon review of the short form EAF to make a negative declaration. Bob so moved. Seconded by Sandra. All voted in favor and motion carried..
- e. Tom is in the process of removing an existing trailer from lot 1A. The shed has already been removed.

There were no other comments from the Board. John entainted a motion to approve the amended subdivision map showing the proposed line change , based on the plans prepared by Dave Vrendenburgh titled " Subdivision Map of Lands of Louise & Joseph Kaulfers Trust", part of lots 138 & 139 last revised on May 22, 2007. Both signatures will need to be on the final survey map and all conditions previously on subdivision map dated 7-22-2006 will still apply. Jim made the motion and seconded by Jan. All voted in favor and motion carried.

5. Stanley Flanders - Special Permit - Chaphe Hill Rd.

- a. Stanley is before the Board because he would like to build a pole barn on his property on Chaphe Hill Rd. and eventually build a house on the same parcel. He now lives on Sanderson Rd. This parcel is in the RA Zone.
- b. The Town Law states that an accessory building cannot be built without a primary facility.
- c. Stanley first said that he would like to have horses in the barn,. Then he said that he would like to store equipment and supplies in the barn while he builds his house.
- d. It was suggested that he get a building permit for the barn and the house at the same time.

e. Stanley will talk to Roger, about the need for further planning board review.

6. Michael West - Subdivision - Irish Hill Rd. - Preliminary Hearing

- a. Michael & John Ferr were present.
- b. This is a lot line adjustment proposal top re-configure two properties. Lot 1 would be 6 acres. Lot 2 will be 17.467. Lot 1 will have 200 feet frontage and lot two be a flag lot with approximately 100' of footage.
- c. The Board did not have any comments at this time.
- d. An official survey map will have to be done.
- e. A Public Hearing was scheduled for the July meeting, provided adjacent property owners are properly notified.
- f. The applicant discussed future plans to subdivide and develop lot tow. These issues will be considered separately by the Planning Board.

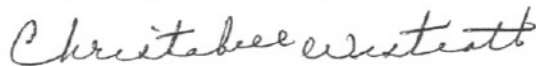
7. Samuel Campbell - Walrath Rd. - Information Only

- a. Reginald Card and Dave Chapman represented Sam.
- b. The applicant's discussed their proposal to re-configure the lot lines for the 3 50' water front lots, and to combine a .62 acre and a 5.62 acre parcel to create one lot. They are proposing to build a residence on the west side of Walrath Rd, with the septic system, a 4-stall barn, and a pavilion on the east side of the road.
- c. The applicant was advised to have a survey map prepared showing the prooposed property lines and re-configured lots. The Planning Baord will review this, and then consider any development of the property separately under the site plan review process.

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

Meeting adjourned at 9:25 p.m.

Respectfully submitted by



Christabell Westcott, Secretary  
Town of Nelson Planning Board