

## TOWN OF NELSON PLANNING BOARD MEETING MINUTES

May 8, 2007

Present: Bob, Jim, Kevin, Sandra & John

Absent: Ed & Jan

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

After review of the April 2007 meeting minutes, Bob made the motion to approve these minutes as presented. Seconded by Sandra. All voted in favor and motion carried. .

Planning Board Agenda:

### 1. James & Gerlinda Oaksford - Site Plan Review - Woodcock Terrace -Public Hearing

- a. The Oaksfords are proposing to replace a 7' x 14' porch with a 14' x 14' porch onto an existing camp. They previously combined two lots into one. This proposal does not infringe on any set backs or coverage.
- b. Public Hearing was opened at 7:02 1/2. AS there was no one present for or against this application the Public Hearing closed at 7:03 p.m.
- c. The SEQR application was reviewed. John entertained a motion to establish ourselves as lead agency to declare this an unlisted action and upon reviewed of the short form EAF to made a negative declaration. Bob so moved and seconded by Jim. All voted in favor and motion carried.

John entertained a motion to approve the proposed addition as shown on the survey map revised on 4-16-2007 with the condition that the entire camp be sided. Sandra so moved and seconded by Kevin. All voted in favor and motion carried.

### 2. Robert & Susan Kost - Site Plan Review - Funk Road - Preliminary

- a. The Kost's want to remove an old trailer and replace it with a 600' sq. ft - .20' x'30' summer camp, reusing a 12' x 16' existing deck. It will be a single story structure with a 9-12 roof. Half of the interior roof area will be cathedral ceiling, and half a loft/office area. The height of the roof will be compatible with the roof on the camp to the north at approximately 21' high.,
- b. A wastewater treatment system replacement plan was presented. Part of this system would be in the Town highway r.o.w. so, permission to use this will have to be obtained from the Town.
- c. The shed in front will stay.
- d. The structure as proposed, appears to be in compliance with the zoning laws, by not increasing any aspect of non-conformance.
- e. The consensus of the Board was that a Public Hearing should be held.
- f. The County approval for the septic system will be required.. A new short form EAF will

- be filled out and submitted to the Planning Board.  
g. A Public Hearing was scheduled for the June meeting.

3. Timothy McLaughlin/Diane Cass - Site Plan Review - Tuscarora Rd.- Preliminary

- a. A new map and pictures were presented with calculations of lot coverage, showing approximately 19% coverage.
- b. They are proposing to building a new 16' x 16' deck by the lake. It will be 15' from the west property line. A letter from Helen Bellemy stating that she gives permission for the deck to built less the 15' from east property line was presented.
- c. The County Planning Dept. Reviewed the proposal and returned it for " Local Determination", as the deck would cause no adverse County impact.
- d. Approval from the ZBA for lot coverage will be required. Roger will talk to Jim Stokes about the r.o.w., and whether or not it constitutes a property line for setbacks.
- e. The Planning Board will do a recommendation resolution to the ZBA.
- f. After review of the SEQR, John entertained a motion to establish ourselves as lead agency, to declare this an unlisted action and reviewed the short form EAF to make a negative declaration. Sandra so moved. Seconded by bob. All voted in favor and motion carried.
- g. Since there will be a Public Hearing at the ZBA meeting, it was the consensus of the Board that it was not necessary at the Planning Board..

John entertained a motion to approve the Site Plan for the proposed deck as shown on the Site Plan dated 5-7-2007, with the following conditions:

1. The proposed deck will be repositioned and reconfigured so that a height variance and sideyard variance will not be required.
2. The Planning Board recommends to the Zoning Board of Appeals that an area variance for lot coverage for the proposed is granted.
3. The Planning Board supports the granting of a side yard variance to the West, if it is determined that r.o.w. constitutes a property line.
4. If any issues arise in the course of discussions at the ZBA meeting and affect the site plan, it should be referred back to the Planning Board for review.

So moved by Bob and seconded by Jim. All voted in favor and motion carried.

4. Nancy Asher — Site Plan Review - Tuscarora Rd.

- a. Nancy recently purchased property on Tuscarora Rd., Erieville NY. The retaining wall near the road was crumbling and the walkway to the camp has loose stones.
- b. Nancy was trying to rectify the retaining wall by removing the rotting rail ties and replacing them with stone. She did not know that a permit was required. A stop work order was issued by Roger Cook, CEO.

- c. Nancy also wants to do a generator pad and extend the deck on the lake side, getting rid of the concrete slab and redoing the retaining wall on the lake. She is decreasing the area for parking.
- d. It was the consensus of the Board that site Plan approval be only for the retaining wall, walkway replacement, and the generator pad. Separate Site Plan Review would be done for any remaining future proposals made by Nancy..
- e. It was determined by the Board that the wall, walkway and generator pad will not require any zoning variance's.
- f. The SEQR form was amended to reflect the wall, walkway and generator pad

John entertained a motion to declare this proposal an unlisted action, to declare the Planning Board Lead Agency, and upon review of the EAF, to make a negative declaration. Sandra so moved and seconded by Kevin. All voted in favor and motion carried.

John entertained a motion to approve this Site Plan for the property located at 2743 Tuscarora Rd., specifically to replace the existing retaining wall and the existing sidewalk and adding a 2' x 4' generator pad as reference on the 7-27-2007 survey map with the following conditions:

1. The proposed walkway require a permit from the Mad. Co. Highway Dept.
2. Any additional work requires a separate Site Plan Review by the Planning Board.
3. The proposed retaining wall, walkway and generator pad not interfere with septic system or town water easements.

Jim so moved and seconded by Bob. All voted in favor and motion carried.

5. Sanders Campbell - Informal - Tuscarora & Walrath Road's

- a. Sanders is proposing to buy three separate parcels with three separate tax map numbers from Reginald Card. One is a triangle shape lake front property of .62 acres on Walrath Rd. Another property is 5.62 acres on Walrath, Green and Tuscarora Road's and one is a 6.15 acre lot on Tuscarora Rd.
- b. Sanders wanted idea's for what he could do with this property. He spoke of a horse ranch. The triangle piece is not big enough for a structure but, a septic system would be put on the same property..
- c. One lot would be tied into the waterfront.
- d. The Board advised the applicant that shy subdivided lots would need to be at least 2 acres.
- e. When he decides what he is going to do if anything Sanders is to come back to the Board with plans and a survey with contours and the development of a site plan

6. Marquardt Switches - Route 20 E - Site Plan Review - Preliminary Review

- a. Bob Kent represented Marquardt. Shawn and Kirk (Marquardt) were also present.

- b. Two additions are being proposed, totaling 18,000 sq. ft. One for a warehouse and one for a mechanical room. With a service and receiving dock which will be part of the warehouse. The parking lot would be relocated with a new entrance to the Town Rd.
- c. These additions would not violate any setbacks and the exterior would be similar to the existing buildings.
- d. 30 to 50 new jobs would be created. This would increase the usage of water from the well and generate additional sewage.
- e. John presented a checklist of items to be addressed by the Applicant for the next meeting. (Attached)
- f. The Applicant requested the Board grant Site Plan approval at the next meeting, so that construction of the building additions can be completed by September, 2007, so Marquardt can meet contractual obligations.
- g. The Board agreed that it would consider a conditional Site Plan approval at the next meeting for the building's only, while continuing the review of the other site-related issues, if necessary until the July meeting.

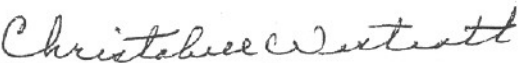
A motion for a Public Hearing in June for the Site Plan and a determination that this is a SEQR Type 1 Action was made by Bob and seconded by Sandra. All voted in favor and motion carried.

Michael West was a no-show.

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

Meeting was adjourned at 9:35 p.m.

Respectfully submitted by

  
Christabell Westcott, Secretary  
Town of Nelson Planning Board