

Town of Nelson  
Planning Board Meeting  
April 14, 2009

The Town of Nelson Planning Board Meeting was called to order at 7:00 p.m. by Jim St. Pierre in Chairman John Dunkle's absence. Present were Jim St. Pierre, Bob Carr, Kevin Pace, John Laubscher, Roger Cook and Sue Henderson. Ed Nelson has been replaced by Holly Ioset and Sandy Palmer and John Dunkle were absent.

Kevin made a motion to accept the minutes from the last meeting with the change that John Laubscher was absent and Bob seconded. All voted in favor and the motion was carried.

Mike Nataluk – Sanderson Rd. – RB Zone – Special Permit – Public Hearing

Mike Nataluk appeared before the board with a proposal to install a residential wind turbine on his property. He explained the distance from the road and property lines where this windmill will be positioned. There is an issue of what the height is going to be. The pole will be 50' high with 6' blades. Jim Stokes was consulted regarding the height issue and it was determined that the height includes the blades. Therefore, the total windmill will be 56' high. He will have to go to the Zoning Board of Appeals for a height variance.

Public Hearing

The public hearing was opened at 7:13 pm. Martin Furness and Connie Smith were in the audience and both were in favor of this wind turbine. The public hearing was closed at 7:15 pm.

The Board decided that since he will have to go to the Zoning Board, they will make a positive recommendation to that Board. They also decided to approve this wind turbine with the condition that the Zoning Board grants him the variance.

SEQRA

The board reviewed the submitted short form EAF. A motion was made by Bob and seconded by Kevin to a. declare the Town of Nelson Planning Board Lead Agency, b. to declare the proposal an unlisted action, and c. based on a review of the potential environmental impacts outlined on the short form EAF, to make a SEQRA negative declaration. All voted in favor.

Recommendation

It was recommended to approve a 50' tower from ground level with 6' blades to 60' upon approval of the Zoning Board of Appeals. Kevin motion that this be approved and John seconded. All voted in favor and the motion was carried.

Patriot Enterprises – Route 20 – NC Zone – Special Use Permit – Public Hearing

John Zajac appeared before the board with an application for a special use permit to allow him to obtain an Automotive Dealers license from the DMV for 3 cars at his place of business. He stated that there would be one sign mandated by the state on the building and a for sale sign on two cars that would be by the road. There would be no other signs.

Public Hearing

The public hearing was opened at 7:30 pm. There was no one in the audience to speak to this issue so the hearing was closed at 7:31 pm. The board decided that this would be okay with restrictions. The restrictions are that they only have the required sign and 3 cars. This will be a temporary permit with review after one year.

SEQRA

The board reviewed the submitted short form EAF. A motion was made by Bob and seconded by John to a. declare the Town of Nelson Planning Board Lead Agency, b. to declare the proposal an unlisted action, and c. based on a review of the potential environmental impacts outlined on the short form EAF, to make a SEQRA negative declaration. All voted in favor.

Recommendation

Bob made a motion to approve this special permit to allow for 3 spaces as designated on the map in the file for used car sales with no other signage than stated for a trial period of one year. Kevin seconded. All voted in favor and the motion was carried.

Alan Dailey – Old State Road – Line Change – Informal Discussion

Alan appeared before the board informally to see just what he would have to do to do a line change. He wants to sell his house to his daughter and the bank she is financing with said that the garage will have to be removed from the property. As this is still Alan's garage and business, he would like to move the property line from the house and add it to his other house where they currently live. This garage is very close to the house and it was decided that he really should go to the Zoning Board of Appeals for a variance for the line change.

As there was no further discussion, Kevin made a motion to adjourn the meeting and John seconded. All voted in favor and the meeting adjourned at 8:00 pm.

Respectfully submitted,

Susan J. Henderson, Secretary