

Town of Nelson
Planning Board Meeting
July 8, 2008

The Town of Nelson Planning Board Meeting was called to order at 7:00 p.m. by Chairman John Dunkle. Present were John Dunkle, Chairman, Jim St. Pierre, Ed Nelson, Kevin Pace, Bob Carr, John Laubscher, Sandy Palmer and Sue Henderson, Secretary. Also present was Roger Cook, Code Enforcement Officer.

John had corrections for the minutes. A motion was made by Ed and seconded by Sandy to approve the minutes as amended from the last meeting. All voted in favor and the minutes were approved.

1. Etter – 3642 Cook Hill Rd. – RB Zone – Subdivision – Public Hearing

Larry Omans and Kara Etter presented the board with the two lot subdivision plan (2.15 acre and 37.05 acre lots) and easement descriptions for the town highway turnaround, and for the shared spring. Mr. Omans will be constructing a residence in the garage of lot one.

Public Hearing

The Chairman opened the public hearing at 7:10 pm. There was no one to speak for this issue so the public hearing was closed at 7:11 pm.

SEQR

The board reviewed the submitted short form EAF. A motion was made by Kevin and seconded by Jim 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 SEQR negative declaration. All voted in favor.

Resolution

A motion was made by Sandy and seconded by Ed to approve the subdivision map prepared by David Vredenberg titled Subdivision of lands of Etter and Omans, dated May 28, 2008, including the description of the easement for the town highway turnaround and the agreement between the two properties for access to the spring, with the condition that a residence be constructed on lot one within 2 years. All voted in favor and the motion passed.

2. Pashley/Rosemellia – 4400 Route 20 – RB Zone – Special Use Permit - Public Hearing

Mr. Rosemellia presented a site plan showing the proposed retail and manufacture use of the former Bucks Woods campgrounds. The display areas along the old Route 20 totaling 12,400 s.f. are proposed. Customer parking will be near the office building. Part of Route 20 will be gated for the private driveway to the house. Access will be from the existing driveway from Route 20. The existing barn will be utilized for manufacturing, with no outside storage of unfinished materials. Deliveries are once or twice per week. Operating hours will be 8:00 am to 7:00 pm Monday through Saturday, with limited winter hours. No site lighting is proposed. The existing sign will be re-used, as will the office building lettering. All activity will be behind the tree line. Two or three trees will be removed due to poor health. The Board

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requested that the applicant clearly show which trees are to be removed, and to investigate the sewer dumping station. The plan will be referred to Madison County Planning.

Public Hearing

The Chairman opened the Public Hearing at 7:37 pm. Irene Stearns, a neighbor, was concerned that the Rosemellia's were going to cut down trees to make the furniture. She was also concerned about fires, and asked if they were going to have burn piles around. The applicant said there will be no outside burning. Jim McDowell, another neighbor, wondered where the driveways were going to be. The applicant said there are no new driveways proposed. There were no further comments and the Chairman closed the public hearing at 7:42.

3. Pashley – Route 20/Bliss Rd. – RB Zone – Subdivision – Postponed Initial Appearance

Mr. Haws appeared for the Pashley's and explained that they are selling part of their property to the Rosemellia's. There are 3 parcels totaling 114 acres. The proposal involves consolidating two lots and creating 3 lots. The board asked for clarification of the lots on the plan. A public hearing will be scheduled for next month. The plan will be referred to Madison County Planning Board.

4. Scott – 621 Walrath Rd. – WF Zone – Site Plan – Initial Appearance

Danny and Alice Scott appeared before the board to propose building a 10 x 21 foot deck on the front of their camp. They would also like to put up a storage building where there are currently 2 sheds. The new structure would be 16 x 26 feet, which is approximately 3% larger than the two existing sheds.

SEQR

The board reviewed the submitted short form EAF. A motion was made by Jim and seconded by Ed 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 SEQR negative declaration. All voted in favor.

Resolution

A motion was made by Jim and seconded by Kevin to approve the site plan for the property at 621 Walrath Road Extension for the purpose of constructing a 10 x 21 foot deck on the front of the property and removing 2 sheds and installing a new 16 x 26 foot storage facility with the following conditions: 1. that the shoreline be naturalized, 2. additional landscaping be installed by the structure, 3. the structure be shown on the submitted C & T Carports plan to be located at least 2 feet from the adjacent property line, and be less than 15' high. A positive recommendation to the ZBA for approval of the variance was made. All voted in favor and the motion passed.

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5. Susan Bach – 2615 Davis Hill Rd. – RB Zone – Subdivision – Initial Appearance

Susan appeared before the board with a sketch plan proposal to subdivide her 26.4 acre property into 10+- acre lot and a 16.4 acre lot. The Board discussed frontage for the remaining lot and percolation test. The 10 acre lot may be combined with her adjacent land to the west. The applicant will submit a subdivision map for the next meeting.

A motion was made by Jim and seconded by Ed to adjourn the meeting. All voted in favor and the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Susan Henderson, Clerk