

Town of Nelson
Planning Board Meeting
June 9, 2009

The Town of Nelson Planning Board Meeting was called to order at 7:00 p.m. by Jim St. Pierre, Acting Chairman. Present were Sandy Palmer, Jim St. Pierre, Bob Carr, Kevin Pace, Holly Ioset, John Laubscher and Sue Henderson. Jim Stokes was also in attendance. John Dunkle was absent.

Rob made a motion to accept the minutes of the last meeting and Sandy seconded. All voted in favor and the minutes were approved.

Bonnie Blanchard – 2718 Woodcock Terrace – WF Zone – Special Permit

Bonnie appeared before the board with a proposal to tear down her existing camp and replace it with a modular home from G & I Homes. She said she has been sharing the water with a neighbor and would be drilling her own well. The main question is whether she is going back on the same footprint as the old camp. She said that it will be so therefore all the setbacks will be the same as the existing. Jim asked about the height of the new camp. She said they tried to keep everything the same. The square footage will be the same. More information is needed on the deck and the height of the new camp. She explained that there is a full basement containing a family room and two bedrooms and this would be different. There would need to be a deck built. This is different in that the deck was on top of the basement and now would not be. The new basement will be unfinished and used for storage. Jim asked for more specific measurements and a site plan including all neighboring wells and septic for the next meeting.

James & Eva Wright – Eatonbrook Rd. – WF Zone – Site Plan

Mr. & Mrs. Wright appeared before the board with an application to erect a gazebo on a deck on vacant waterfront land. He explained that this is a vacant lot with no other structure on it and they would like to build a gazebo just like his neighbor has. They own property on the other side of the road. Because they don't have a primary residence on this property, the rule is that there can be no structures. The size of this lot is .67 acres but the whole property is 7 acres. The neighbor had to go through the ZBA to get approval for his gazebo. Jim Stokes said that any structure would have to be seasonal use only. The board looked at the setback requirements and the applicant said that he could move it to meet the side yard setback. The front yard setback is 30'. This would be difficult as there isn't enough room. There is no problem with the area coverage or height. The applicant asked if he could build the deck and not put the gazebo on it. He was advised not to do this yet. He can go for seasonal use but would still need a variance for lake setback. He will think about it.

Morrisville Auxiliary – Route 20 – Equine Rehabilitation Center – RB Zone – Site Plan, Subdivision, Special Permit

Mark Pearson of Shopfer Architects appeared before the board with Deb Hanson of Morrisville Auxiliary. He said that the Army Corps of Engineers is okay with the wetlands as less than 1/10 acre and what they want to do with it is okay. Jim asked if it would be okay to submit the site plan to our town engineer and Mark said it would be fine and also that they would pay the engineers bill. Jim asked about the road going in and out of the facility and Mark said it would be up to our highway department and the specific town specs. Jim asked the board if they had any questions or concerns about the site plan. Sandy asked about getting to and from the house. It will be the road that already exists there. The well was pointed out to the board and explained that it will be for the whole facility. They will be maintaining the driveway out to Route 20. The total square footage is 22,990 sf rehab center, 2,000 sf for the biomass unit, and 33,750 sf for the thoroughbred for a total of 58,740 square feet. The lighting was brought up and seems to be okay with the board. The ponds were discussed and Mark said they were going to put a fountain in them so they don't get stagnant. There will be a public hearing next month.

Jim Stokes asked what the relationship is between the foundation and the state college is. They are an independent entity which owns and operates a number of facilities that are then also used by students for educational purposes. He asked if the facilities served any other purposes other than educational purposes at Morrisville State College. The facilities will be managed on a day to day basis by the Auxiliary Corporation. Faculty will be using the facilities from the college as the students will be instructed there. There is no contract between the college and the auxiliary to use the facility. It will be on the same basis as the Copper Turret and Nelson Farms. Therefore, it will fall into the classification of a school for the RB district and the type 1 action for SEQR.

Jim Stokes will propose a resolution for type 1 action to have the Town of Nelson be lead agency. The other agencies involved are the NYS Department of Environmental Conservation, NYS Department of Transportation, US Army Corps of Engineers, Madison County Health Department and the NYS Dormitory Authority. Motion to adopt this resolution was made by Sandy and seconded by John Laubscher. There was a question asked to clarify what a type 1 action is. Jim said that under SEQR regulations part 617 there is actually 2 subsections, 1 is captioned type 1 action and there is a list of qualifications that 1, is a physical alteration of 10 or more acres in association of a project and they are clearly altering more than 10 acres with this project. There's another called a type 2 action and that's the other end of the stream which is actions that are deemed by definition not having any significant impacts. There was a question

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about the Dormitory Authority and it was explained that Morrisville Auxiliary is funding this project through the Dormitory Authority. All voted in favor of the resolution and it was passed.

There was a motion made by Sandy and seconded by Rob to refer the site plan to the town engineer and Madison County Planning. All voted in favor and the motion was approved.

Mark agreed to a traffic study on Route 20 to see what the site distances are to be sure of having no problems.

There was a motion made by Holly and seconded by Kevin to schedule the public hearing for July 14, 2009 at 7:00 pm. All voted in favor and the motion was approved. J

Jim St. Pierre said that he would like to have a full size set of maps for here and another set for the county. Mark said they would get them and also have the application for the subdivision for the next meeting. The motion for the public hearing was amended to include the public hearing for the subdivision and was made by Sandy and seconded by John. All approved.

Motion was made by Rob to adjourn the meeting and Sandy seconded. All voted in favor and the meeting was adjourned at 9:50 pm.

Respectfully submitted,

Sue Henderson, Secretary