

Town of Nelson
Planning Board Meeting
March 10, 2009

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

Bob made a motion to accept the minutes from the last meeting and Ed seconded. All voted in favor and the motion was carried.

Susan Benedict – 3155 Tuscarora Rd. – Subdivision – WF/RB Zone – Public Hearing Cont'd.

Mr. & Mrs. Woods presented a proposed subdivision map prepared by David Vredenburg that incorrectly showed the lot consolidation and reconfiguration that was discussed with the applicant at the previous Planning Board meeting. The Board's main request was to show the new Woods lot combined with their existing lot. The Chairman agreed to contact the surveyor to amend the plan to show a total of two re-configured lots.

Public Hearing

The Public Hearing was continued at 7:10 pm There was no one in the audience to speak to this issue. The Public Hearing was closed by the Chairman at 7:11 pm.

SEQR

The board reviewed the submitted short form EAF. A motion was made by Jim 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.

Resolution

A motion was made by Ed and seconded by Bob to approve a two lot subdivision and authorize the Chairman to sign an amended subdivision map, provided the map correctly depicts the two lots. Any deviations would require additional review by the Planning Board. All voted in favor..

David Rezak – North Lake Rd. – Informal Proposal

Jamie Williams, Architect presented Mr. Rezak's proposal for a lot consolidation and camp addition on North Lake Road. The lot consolidation is needed to avoid exceeding WF zone coverage limits for the addition. However, the two lots to be combined are connected at a point. The Board questioned the feasibility of such a consolidation. The Chairman agreed to contact the town attorney. When the applicant submits site and subdivision plans, a Public Hearing can be scheduled.

Francis Nataluk – Sanderson Rd. – Wind Turbine Installation

Mr. Nataluk presented a proposal for a private 50' high wind turbine with 6' blades for his property on Sanderson Rd. The board was generally supportive of the proposal. However the total height with the blades would exceed the 50' maximum specified in Section _____. The Chairman will review the issue with the Town attorney. A variance may be needed for the height. Mr. Nataluk will notify adjoining properties so that a Public Hearing can be scheduled for the next meeting.

The Chairman recused himself from the meeting. Jim St. Pierre became acting Chair.

Morrisville Auxiliary – Route 20 – Equine Rehabilitation Center

John excused himself from the meeting and Jim took over. Mark Pearson of Schopfer Architects gave an overview of the design plan. He explained a bio-mass storage facility that is in the process and has the capacity to burn 8 tons per day. They expect to generate approximately 2 tons per day. He explained where the buildings would be and the entrances, both for delivery trucks and students. Jim said that he would like to see drawings of where the buildings would be in relation to the roads and where the entrances and exits would be on a completed sight plan map. Their big concern is SEQR and the process to go through. Jim said that he would talk to Jim Stokes to see what needs to be done to start the process. He said he would send a copy of the Type I SEQR to the board members to familiarize themselves with the form and asked them to let him know if they cannot make any meetings.

Ed made a motion to adjourn the meeting and Bob seconded. All voted in favor and the meeting adjourned at 8:40 pm.

Respectfully submitted,

Susan J. Henderson, Secretary