

Town of Nelson  
Planning Board Meeting  
May 12, 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, Sandy Palmer, Jim St. Pierre, Bob Carr, Kevin Pace, Holly Ioset, and Sue Henderson. John Laubscher was absent.

The minutes were reviewed and amended from 60' to be 56' for the height of Mike Nataluk's wind turbine. Jim made a motion to accept the minutes from the last meeting with the change and Bob seconded. All voted in favor and the motion was carried.

The chairman welcomed new Board member Holly Ioset.

Bruce Shaffner – Erieville Rd. – Subdivision – NC Zone

Bruce appeared before the board with Fred Miller with the proposal to convey 0.117 acres of his 0.307 acre lot to the adjoining Miller property. This would result in a 0.190 acre lot for Shaffner and a 1.907 acre lot for Miller. The Board informed the applicants that a variance would be needed for the decrease in size of the already non-conforming Shaffner parcel. The Board did not make a recommendation to the Zoning Board of Appeals.

John Dunkle recused himself and Jim St. Pierre became acting Chairman.

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

Glen Gaslen appeared with Mark Pearson of Shopfer Architects with more information regarding the rehab center. He said there are issues with the use of 3 wetlands areas. Mark explained that they are addressing these issues and won't have any problems. One of the areas is where the track is going to be and the track they have planned will only be 30' wide which is not big enough for more than 2 horses at a time. These wetlands fall under the Federal Army Corps of Engineers, not the State DEC. They said they are planning a classroom area for 30, with 5 – 10 workers and not more than 10 horse trailers. A full site plan and the long form SEQR will be submitted at the next meeting.

The Board also noted that a final subdivision must be submitted showing the combined lots.

Sandy made a motion to adjourn and Kevin seconded. All voted in favor and the meeting adjourned at 8:25 pm.

Respectfully submitted,

Susan J. Henderson, Secretary