

Town of Nelson  
Planning Board Meeting  
November 10, 2009

The Town of Nelson Planning Board Meeting was called to order at 7:05 p.m. by John Dunkle, Chairman. Present were John Dunkle, Bob Carr, Kevin Pace, John Laubscher, Sandy Palmer and Jim St. Pierre. Holly Ioset was absent.

Jim made a motion to accept the minutes of the last meeting as presented and Bob seconded. All voted in favor and the minutes were approved.

Robert Look – Hall Road – RB Zone – Subdivision – Public Hearing

Mr. & Mrs. Look presented a revised copy of their proposed subdivision, to create a new 5 acre lot on the east side of Hall Road opposite their residence. Since the new lot will be combined with the two existing 8.64 and 3.76 acre lots to create one 17.4 acre lot, no additional perc tests are needed.

Public Hearing

John opened the public hearing at 7:10 pm. Maryann and John Lansing, who own the adjacent property, were in attendance and said that they were in support of this subdivision. The public hearing was closed at 7:11 pm.

SEQRA

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 SEQRA negative declaration. All voted in favor.

Resolution

Jim made a motion and Bob seconded to approve the proposed two lot subdivision as shown on the map called "Lands of Look" #2 Hall Road, part of lot 73 & 84 Town of Nelson prepared by David Vredenberg last revised 10.28.09 with the conditions that the total acreage of the remaining two lots be depicted and that the lot boundaries be more clearly defined. All voted in favor and the motion was carried.

Anne Kornbluth – 3411 Route 20 East – RA Zone – Subdivision

David Vredenberg presented a new subdivision map for this proposed two lot subdivision, that showed a percolation test for the proposed new lots and also showed the existing septic system as requested by the board.

Public Hearing

John opened the public hearing at 7:17 pm and as there was no one to speak about this issue, it was closed immediately after.

### SEQRA

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

Jim made a motion and Sandy seconded to approve the two lot subdivision as shown on the map titled "Final subdivision map of the lands of Kornbluth part of lot 9 and 26, town of Nelson" prepared by David Vredenberg dated 10.28.09 creating a 2.564 acre lot and a 35.00 acre lot. All voted in favor and the motion was carried.

John excused himself from the meeting and Jim took over as chair.

### Morrisville College Foundation – Route 20 – Site Plan/Special Permit

Glen Gaslen appeared before the board with a new proposal for the building and because of that, a revised long form SEQR. Instead of the "cover all" building, they found another company, Butler, that can do what they wanted to do in the first place for the amount of money that they could spend. He showed what we had approved prior and what they are proposing now. They are going to 3 buildings instead of 2. The proposal now is for a 20,000 sf equine rehabilitation center, a 3,600 sf quarantine barn, an 11,400 sf stable and a 40,000 sf riding arena. There will also be a 30 seat class room and a ½ mile race track. They have eliminated the track but kept it in the map because it will be a phase two item. They don't have the funding for it now. The rehab building is smaller than previously. The footprint of the land to be disturbed is smaller than the original. The riding arena square footage is larger. The height of the prior approved building was 46' and now it will be 30'. The acres to be removed as trees and vegetation are 22.5 versus 27 before. There are two phases to the project, the second being the track. Jim said he talked to Jim Stokes and was advised to have a public hearing if it's okay with the board. Everyone agreed and we will hold a public hearing next month to go over SEQRA. Jim would like to go over everything that was passed before and what is proposed now. Jim will also submit the new plan to the town engineer for review.

As there was no further business, Sandy made a motion to adjourn and Kevin seconded. All voted in favor and the meeting adjourned at 8:05 pm.

Respectfully submitted,

Susan J. Henderson, Secretary