

Town of Nelson
Planning Board Meeting
August 12, 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, Bob Carr, John Laubscher, Sandy Palmer and Sue Henderson, Secretary. Also present was Roger Cook, Code Enforcement Officer.

John Laubscher made a motion to accept the minutes of the last meeting with amendments and it was seconded by Kevin Pace. All voted in favor and the minutes were approved.

Public Hearing

1. Pashley Subdivision– Route 20/Bliss Rd. – RB Zone – Subdivision

Mr. Hawes, attorney for the Pashley's appeared before the board with a new map outlining the proposed 3 lot subdivision of 11.4 acres, 35.5 acres and 68.06 acres. Last month this proposal was forwarded to Madison County Planning. There has been no response to date. The Chairman opened the public hearing at 7:05 pm. Margaret Bertolla, Bliss Road, expressed concerns about the proposed commercial/retail use of the Route 20 lot. The board informed her that issue is currently being considered separately from this public hearing on the subdivision. The Chairman noted a phone conversation with Carol Ruszczuk of Florida who owns property on Route 20. She had also expressed concern regarding the proposed commercial use. She was urged to write her comments and fax them to the town. Nothing has been received. As there were no further comments, the Public Hearing was closed at 7:12 pm.

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 SEQRA negative declaration. All voted in favor.

Resolution

A motion was made by Jim and seconded by Sandy to approve the 3 lot subdivision as shown on a map prepared by Snyder Engineering dated 7/30/08 entitled Lands of Steven Pashley which depicts a 3 lot subdivision of 11.4 acres, 35.5 acres 68.06 acres contingent upon there being no issues with Madison County Planning. John won't sign the plan until comments are received from the county. All voted in favor and the motion was carried.

1. Susan Bach – 2615 Davis Hill Rd. – RB Zone – Subdivision

Sue Bach appeared before the board with plans for a 2 lot subdivision. A 16.47 acre lot will be created from a 26.39 acre lot. The remaining land will be combined with the Bach property to the east.

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Public Hearing

The chairman opened the public hearing at 7:25 pm. There was no one in attendance to speak to this proposal. John said that board member Kevin Pace, who is a neighbor, called him and said he had no problem with this subdivision. The public hearing was closed at 7:26 pm.

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 SEQRA negative declaration. All voted in favor.

Resolution

A motion was made by Sandy and seconded by Bob to approve the subdivision of Lands owned by Bach to create a 16.47 acre parcel and consolidate the remaining land with an adjacent parcel. The Chairman is authorized to sign a map that reflects the consolidation with the adjacent parcel. All voted in favor and the motion was carried.

2. Rosemellia – 4400 Route 20 – RB Zone – Special Use Permit

As there was no one appearing for the Rosemellia's, discussion was adjourned to next month.

3. Fuller – 3117 Hawes Rd. – WF Zone – Site Plan

Steven Fuller appeared before the board with the proposal to remove and reconstruct part of the structure with an 8' addition that would add 152 square feet. The lot size is .6 acres. The board determined that the proposal would not require any area variances. Since recent actions by the applicant, The Board determined that a public hearing for this proposal was not necessary.

SEQR

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

Motion was made by Sandy and seconded by Ed to approve the 8' x 19' addition to the Steven Fuller property on Hawes Rd. as shown on the plan submitted by Mr. Fuller. All voted in favor and the motion was carried.

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4. Krebs – Informal Discussion

Gail Krebs appeared before the board with Ester Zorn and Ronald Leeds with a conceptual proposal to develop the Orchard Hill Farm property into a 10 lot "equestrian subdivision", utilizing the two existing horse barns and the existing residence. An HOA would own the barns and open space along Route 20. The applicant's intention is for all homes to be LEED certified. The board discussed access, town highway requirements and issues relating the National Grid right of way as well as the overall review and approval process. The applicant will return at the next meeting to continue discussions.

A motion was made by Jim and seconded by Ed to adjourn the meeting. All voted in favor and the Chairman adjourned the meeting at 8:50 pm.

Respectfully submitted,

Susan Henderson, Clerk