

Town of Nelson  
Planning Board Meeting Minutes  
March 11, 2008

The Town of Nelson Planning Board met in the Town of Nelson Office Building on March 12, 2008 with Chairman John Dunkle presiding. The following members were present: Jim St. Pierre, Sandy Palmer, and Bob Carr. Also present were Roger Cook and Sue Henderson, Secretary. Absent was Ed Nelson and John Laubscher. Also present for a portion of the meeting was Attorney Jim Stokes.

Meeting Minutes

A motion was made by Jim and seconded by Bob to accept the February meeting minutes, with an amendment to the attorney statement regarding Planning Board's liability for parking on Route 20 for the Reynold's application. All voted in favor.

Public Hearing – Randy Reynolds – Special Use Permit, HC Zone, Route 20 (cont.)

A letter received from Ken Ardella or the NYSDOT recommending no parking on Route 20 was read into the record by the Chairman. (copy attached)

Public Hearing (cont.)

The Chairman invited public comment. No one was present to speak. Mr. Stokes said that since review letters had been received from Madison County Planning and NYDOT, and there were no further public comments, it would be appropriate to close the Public Hearing. A motion was made by Jim St. Pierre and seconded by Sandy to close the Public Hearing. All voted in favor.

Board Action

While the board was considering options for taking action on the applicant's proposal, Mr. Reynolds appeared and informed the board that he was withdrawing his application. Mr. Stokes recommended adopting a denial resolution to complete the process. A motion was made by Jim and seconded by Sandy to adopt the resolution prepared by Mr. Stokes to deny the special use permit application. All voted in favor. (resolution attached.)

Pheasant Hollow LLC – Special Use Permit – Sign, AR Zone, Erieville Road

The Coursen's informed the board of their proposal to replace a two sided 3' x 4' sign for their equine facility on Erieville Road, using the existing sign post. Jim Stokes & Roger Cook reviewed the zoning code, and determined that the sign would be a continuation of an existing use and a special permit would not be needed.

However, the Board noted that the proposed 3' x 4' sign would exceed the size permitted by code. The applicant's agreed to reduce the size to 3' x 3' to avoid the need for a variance. The Board took no further action.

Tronser Inc. – Site Plan Review – IN Zone, Trush Park

Jim Dowd, Vice President and General Manager gave the board an overview of Tronser Inc., and

discussed their need to double the size of their manufacturing facility in Trush Park. The company manufactures variable capacitors and other small electronic components for the high frequency telecommunications industry. Currently 11 employees work at the 7,000 s.f. building. The proposed 7,000 s.f. expansion will be used to add machines to increase production. Mr. Dowd estimated that up to 25 people could be employed after completion of the expansion. According to Mr. Dowd, the current operation produces approximately 110 gallons of liquid machine coolant waste each month that requires special off-site treatment.

Robert Kent, Architect, presented the existing and proposed building layout plans and exterior building elevation. The board asked that window treatments and entrance ways be consistent, and requested more details for the next meeting.

Terry Horst, Landscape Architect, presented the site and grading plans. The board expressed concerns about management of off-site drainage, runoff impacts to adjacent properties, and tree removal. Parking, landscaping, lighting, and sewer and water usage were also discussed. Additional details and drainage calculations will be presented at the next meeting.

The board discussed the review process with the applicants. Jim made a motion to schedule a public hearing for the April Planning Board meeting, and to refer the application and plans to the Madison County Sewer District, Cazenovia Fire Department, Madison County Planning Board and to the town engineer for comments, any associated review costs to be borne by the applicants. Seconded by Sandy, all voted in favor.

The applicant will supply additional copies of the plans.

#### Bukowski – Special Permit, Accessory Use, RB Zone, Hardscrabble Road – Informal Discussion

Steve Bukowski informally presented a proposal to construct a 30' x 40' pole barn on the Bukowski's residential property for purposes of manufacturing ice cream. Since Ag & Markets determined that ice cream manufacturing is not an agricultural use, it will require a special use permit. There would be a maximum of two employees. No signage is proposed.

The board will schedule a public hearing for the April meeting provided a site plan and application are submitted 12 days in advance, and adjacent properties are notified, as required. The applicant will submit an engineer's evaluation of the septic systems ability to accommodate the new use.

#### Nelson Methodist Church – Line Change, RA Zone, Route 20 – Informal Discussion

Fay Lyon informally presented the board a proposal to adjust property lines for the church parsonage property on Route 20, so that it could be sold separately from the adjacent church. The board was

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concerned that non-conforming lots could be created. Mr. Lyon will research the status of the current church property (s) to determine if there are one or two deeded properties. The board also expressed concerns regarding wells and septic systems.

#### Kane – Site Plan, WF Zone, Funk Rd. – Informal Discussion

The applicant was not present. The board reviewed the previously submitted plans for replacing the two timber lakefront retaining walls with architectural block walls (already partially constructed). The board noted that existing site coverage already exceeded the maximum 12%, and that additional semi-

impervious brick pavers were being proposed. This was deemed not acceptable by the board.

There were no objections to the actual retaining walls as proposed or constructed. Roger Cook was requested to inform the applicant that the site plan should be modified to eliminate the brick pavers, and to provide a landscaped filter strip adjacent to the lower wall. A site plan application will also be necessary. Roger agreed to write Mr. Kane a letter.

The Chairman distributed copies of the Comprehensive Plan update.

A motion was made by Jim and seconded by Bob to adjourn. All voted in favor. The meeting was adjourned at 9:07.

Respectfully submitted,

Susan J. Henderson, Clerk