

Town of Nelson  
Zoning Board of Appeals  
October 21, 2008

Chairman Jeff Rubenstein called the meeting to order at 7:33 pm. Present were Jeff Rubenstein, Tom Harvey and Tom Arnold. Peter Radosta and Mary Parry were absent.

Tom Harvey made a motion to accept the minutes as presented and Tom Arnold seconded. All voted in favor and the minutes were approved.

Michael Armani, 3870 Eatonbrook Rd., Area Variance

The public hearing was opened at 7:35 pm and as there was no one in attendance for this, Tom Arnold made a motion to continue the public hearing and Tom Harvey seconded. All voted in favor and the public hearing was continued until next month's meeting.

Stephen McLean, 2685 Route 20 E., Area Variance

Mr. McLean appeared before the board informally to explain his application. He is requesting an area variance for his storage building signs as the signs are bigger than code allows. He will also be taking down the sign by the road. Jeff explained that the town is redoing the zoning regulations and will be addressing signs on Route 20. Mr. McLean said he will be back next month for the public hearing and will get together with Sue to send letters out to the neighbors.

Peter Baker, 2749 Erieville Rd., Area Variance – Public Hearing Continued

Mr. Baker appeared before the board to obtain an area variance for a 50 foot front yard setback and a 3 foot side yard setback. He explained that he wanted to add on to his garage. The Public Hearing was opened at 7:48 pm. Jeff read the recommendations from the Planning board which were in favor of the project with some recommendations. There was no one in the audience to speak on this subject and the county recommendations were that this be disapproved. Because there were two people absent from the board, Mr. Baker requested that this public hearing be continued until next month as there is a majority plus one requirement for the board to be able to overrule the county decision should they decide to do that. Pete will go to the county and ask them how far back they would like him to go to avoid the snow plow issue.

Jeff made a motion to adjourn the meeting and Tom Arnold seconded. All voted in favor and the meeting was adjourned at 8:02 pm.

Respectfully submitted,

Susan Henderson, Secretary