

Planning Board Meeting – Special Meeting - Town of Nelson
November 30, 2015
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Chairman John Dunkle called the Special Meeting of the Planning Board to order at 8 p.m. Present were Sandy Palmer, Jim St. Pierre, John Dunkle, Kathleen Maloney, Robert Carr and Deborah J. Costello, Planning Board Secretary. Also present were James Stokes, Town Attorney, and Roger Cook, Code Enforcement Officer. Absent were Diane Cass and Michael Emerson.

1. Juli & Dan Pace – Estate of Doug Trush – 4428 Stonebridge Road - Rural Zone
Tax Map #97.-1-27.1(103.415 acres) – proposing to subdivide and create Lot #1 (68.883 acres)
that includes the existing house on the south side and Lot #2 of 34.532 acres (a flag lot)
on the north side – Subdivision – Public Hearing

Juli & Dan Pace are proposing to subdivide 103.415 acres and create two lots. Lot #1, on the south side of Stonebridge Road, will be 68.883 acres and includes the existing house. Lot #2, on the north side of Stonebridge Road, will be 34.532 acres and is a conforming flag lot.

Public Hearing

Chairman Dunkle opened the Public Hearing at 8:02 p.m. There were no public comments. Chairman Dunkle closed the Public Hearing at 8:02 p.m.

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The Board reviewed the submitted short form EAF. A motion was made by Kathleen Maloney and seconded by Sandy Palmer 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 negative declaration. There was no further discussion. All voted in favor and the motion carried.

Approval

A motion was made by Jim St. Pierre and seconded by Robert Carr to approve a subdivision as depicted on a subdivision map titled, “Subdivision Map Of Lands Of Douglas Trush (Stonebridge Road) Part of Lots 15, 21&22, Town of Nelson Madison County New York,” prepared by David A. Vredenburgh, Licensed Land Surveyor and dated October 24, 2015. There was no further discussion. All voted in favor and the motion carried.

2. Ernie & Laura Hackney – 3733 Old State Road – Rural Zone – Tax Map #109.-1-3.2
purchasing an additional 7 acres from Dorothy Riposo (Laura Hackney’s mother)/Mark
Sicherman- Amended Line Changes to Hackney/Riposo Lands

The Board approved a lot line change for property at 3733 Old State Road in October of 2015 increasing Lot #2 (Tax Map #109.-1-3.2) by 10.7± acres for a total acreage of 17.244± acres.

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James Stokes, Attorney, noted the applicants are seeking an amendment to the prior lot line change approval. The Hackneys are now requesting an additional 7 + acres be added to Lot #2 from Lot #1 for a total acreage of 24.284+ acres and an additional 9+ acres be added to Lot #5, Tax Map #109.-1-3.5, from Lot #1 for a total of 11.95+ acres. The enlarged lots will be labeled 2A and 5A on the final subdivision map. The remaining acreage of Lot #1 is 67.2 + acres.

Chairman Dunkle noted there had been a discussion with the Hackneys at the September meeting that any further subdivisions that would create an additional lot would constitute a major subdivision under the 2011 Town of Nelson Land Use and Development Law if done within the next three (3) years.

A motion was made by Jim St. Pierre and seconded by Sandy Palmer to approve an amendment of the prior Lot Line Change approval to reflect the adjusted lot lines for what will be called Lot 2A and Lot 5A as depicted on a map titled, “Amended Line Change Map Of Between Lands Of Dorothy Riposo, Ernest & Laura Hackney & Jonathan Sicherman (Welsh Church Road and Old State Road) Part Of Lot 48 Town Of Nelson Madison County, New York,” prepared by David A. Vredenburg, Licensed Land Surveyor, revised November 12, 2015 with all other conditions of the prior approval to remain in place and with the additional condition that the map will not be signed until it shows Lot #2 relabeled as Lot #2A and the designation of Lot #5 are removed. There was no further discussion. All voted in favor and the motion carried.

As there was no further business before the Board, a motion was made by Kathleen Maloney and seconded by Robert Carr to adjourn the meeting. There was no further discussion. All voted in favor and the motion carried. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Deborah J. Costello, Planning Board Secretary
Town of Nelson