

Planning Board – Town of Nelson
February 14, 2017
7:00 p.m. – Nelson Town Office
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Chairman John Dunkle called the February 2017 Planning Board meeting to order at 7:00 p.m.
Present: Michael Emerson, Sandy Palmer, John Dunkle, Kathleen Maloney, Robert Carr, Jim St. Pierre and Deborah J. Costello, Planning Board Secretary. Also present was Roger Cook, Code Enforcement Officer. Absent was Diane Cass.

1. Minutes

A motion was made by Robert Carr and seconded by Jim St. Pierre to approve the January 2017 minutes as presented. There was no further discussion. All voted in favor. The motion carried. Kathleen Maloney and Michael Emerson abstained.

2. Amy & Patrick Will, Derek Woodcock and Sharry Woodcock – 4394 & 4432 Eatonbrook Road Waterfront/Rural Zones – Tax Map #'s 134.-2-3.11 and #134.17-1-1; proposing Lot Line Change between Lot #1(79.182 acres) and Lot #2(4.07 acres) resulting in Lot #1 (26.541 acres) and Lot #2 (57.377 acres) – Lot Line Change – Public Hearing

Amy & Patrick Will and Derek Woodcock appeared before the Planning Board in December 2016 proposing a Lot Line Change between properties at 4394 and 4432 Eatonbrook Road. Amy & Patrick Will and Sharry Woodcock were present for tonight's meeting and Public Hearing. The Lot Line change will result in Lot #1 becoming 26.541_± acres and Lot #2 becoming 57.377_± acres.

The Madison County Planning Department Recommendation Report was received. The Madison County Planning Department returned the following; "Our office encourages the proposed "restructuring" of parcels 134.-2-3.11 and 134.17-1-1 on Eatonbrook Road in the Town of Nelson. The realignment creates two separate parcels which have adequate road frontage and which conform to the lot standards set out in the Nelson's Code Dimensional Requirements. We note the presence of a landlocked blue-line property (NY State Conklin) located to the southeast of new parcel 134.17-1-1. The applicant may be interested in further cleaning up some of the nonconforming property boundaries by working with New York State to merge this parcel with the existing 134.17-1-1."

The Board noted the absence of the lot development features on the submitted survey plat.

Public Hearing

Chairman Dunkle opened the public hearing at 7:11 p.m. An email from Greg Scammell and Kimberly Scott, 4452 Eatonbrook Road, noted no issues with the application. There were no other public comments. Chairman Dunkle closed the public hearing at 7:12 p.m.

SEQR

In accordance with the Town of Nelson Resolution No. 001-2014, the proposed Lot Line Change is classified as a Type II action and therefore does not require SEQR review.

Approval

A motion was made by Sandy Palmer and seconded by Mike Emerson to approve a Lot Line Change as depicted on a survey map titled “Proposed Subdivision Lands of Amy Will and Derek Woodcock and Amy Will and Patrick Will Eatonbrook Road Town of Nelson – Madison County State of New York” prepared by Chapin Land Surveyors and dated January 25, 2017 with the condition that the development features on Lot #1 and Lot #2 be depicted on the final survey map. There was no further discussion. All voted in favor. The motion carried.

3. Salt Point Construction – the former Meade property with the building –3301 Tuscarora Road Tax Map #133.-1-8 – Rural Zone

The applicants are proposing to reuse the former Meade Carpet building for their construction business. The former warehouse is on a 17 acre parcel and is 7,500 sq. ft. The building would be used for office space, showroom, a warehouse and cold storage. No changes are proposed to the exterior of the building except to remove the former Meade sign. The interior will be modified for the proposed uses. There will be no outside storage.

The applicants are proposing to showcase and sell cabinets, flooring and other material with the retail. Hours by appointment only. The existing parking lot and lighting will remain. The tentative plan is for the applicants to rent the existing house which includes a septic and well.

The Board will review lighting and signage at the appropriate time. A public hearing will be scheduled for the March 2017 Planning Board meeting.

As there was no further business before the Board, a motion was made by Jim St. Pierre and seconded by Robert Carr to adjourn the meeting. There was no further discussion. All voted in favor. The motion carried. The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Deborah J. Costello, Planning Board Secretary
Town of Nelson