

Chairman John Dunkle called the May Planning Board meeting to order at 7 p.m. Present were Michael Emerson, Jim St. Pierre, John Dunkle, Sandy Palmer, Robert Carr, Kathleen Maloney, Diane Cass and Deborah J. Costello, Planning Board Secretary. Also present was Roger Cook, Code Enforcement Officer.

1. **Minutes**

A motion was made by Kathleen Maloney and seconded by Diane Cass to approve the April 14, 2015 meeting minutes as written. There was no further discussion. All voted in favor and the motion carried.

2. **Don Coling & Dianne Vertes – 3604 North Lake Road, Erieville – Waterfront Zone
Tax Map #121.17-1-41 – requesting Site Plan approval to build an addition and garage
proposing to remove the roof on a lakeside porch, demolish a roadside porch and remove
an existing second floor – Site Plan Approval – Public Hearing**

The applicants are proposing to add a garage and an addition to an existing 597.5 sq. ft., 21' high structure located at 3604 North Lake Road on a parcel of 0.335 acres. The second story will be removed. The proposed addition to the structure is 976.3 sq. ft. for a total of 1,573.8 sq. ft. The new height is proposed to be 15'. No new bedrooms are proposed.

The applicants met with the ZBA on April 21 and May 11 to ultimately receive approval of a request for a variance for a front yard setback of 12'3" for the proposed garage, which was rotated from the original proposal. The ZBA also granted a variance for 5% increase in structure coverage.

However, the applicant noted that decking was now being proposed that was not previously considered. Mr. Coling agreed to submit new coverage calculations prior to the issuance of a building permit. The lot coverage was recalculated to be 22.79% which the applicant agreed with.

The applicant is proposing to remove five (5) trees and add new plantings of bushes, shrubs and natural grass along the shoreline. No new trees are proposed.

Lighting is proposed for the garage people door, formal entrance, below the eave of the northeast corner of the original structure and below the eave on the southeast corner of the new structure. There is currently a downward directed light on the mailbox. All lighting will be switch controlled, not motion activated, and downward directed.

Gutters are proposed for the front of the garage. The roof drains will exit below grade into a proposed stone filled trench. The trench will be covered with permeable landscape fabric, soil and grass. The trench will be monitored and extended if it becomes necessary. A drainage grate located at the garage doors will direct driveway storm water runoff to a second stone filled trench.

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Building and garage elevation photos were presented. The building colors will be natural green, browns or grays. The siding will be vinyl clapboards.

A septic dye test was performed by A.W. Kincaid Water Systems, Inc. on April 20, 2015 and a letter was submitted stating there was no evidence of leach field leakage found.

SEQRA

The Board reviewed the submitted short form EAF. A motion was made by Diane Cass 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.

Public Hearing

Chairman Dunkle opened the Public Hearing at 7:45 p.m. There were no public comments. Chairman Dunkle closed the Public Hearing at 7:45 ½ p.m.

Approval

A motion was made by Mike Emerson and seconded by Robert Carr to approve a Site Plan for the proposed building modifications at 3604 North Lake Road as documented in a submittal dated April 27, 2015 titled Planning Board Amendments that includes; Septic evaluation report, Landscaping plan, Photos of existing vegetation, Alternative structure colors and siding, Outdoor lighting, Storm water management, Setbacks, a modified application of the new Site Plan based on the variances granted by the ZBA and building elevations dated May 12, 2015 with the following conditions:

- The septic system will be evaluated by Roger Cook, Code Enforcement Officer, one year from the issuance of a Certificate of Occupancy
- A final tabulation of lot coverage will be submitted to Roger Cook prior to the issuance of a Building Permit to confirm the total coverage is within the 25% allowed
- The ultimate sizing of the storm water management practices will be evaluated and expanded as needed
- Shoreline plantings will be in accordance with the Town of Nelson “Guidelines for Improving Lake Water Quality”

There was no further discussion. All voted in favor, with an abstention by Jim St. Pierre, and the motion carried.

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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 and the motion carried. The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Deborah J. Costello, Planning Board Secretary
Town of Nelson