

Hamlin Planning Board *Minutes*
Monday, December 5, 2005
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairman James Nesbitt at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road Hamlin, New York. The location of the fire exits was explained for those present.

Present: Ralph Della Rocco, Dane Emens, Judith Hazen, Dave Martin, Linda Morey and James Nesbitt.

Absent: Chris Schlieter

Also present: Support Boards Attorney Charlie Welch, Town Engineer J.P. Schepp, Town Board Liaison Dave Rose, Building Inspector Dick Bauman, Conservation Board members Craig Goodrich and Glenn Quetschenbach, Tom Jensen, James E. Krempasky, Mike Marchetti, Denny Roach and several other interested residents.

Chairman James Nesbitt thanked Vice Chairman Ralph Della Rocco for the great job that he did chairing the meeting last month. He also thanked Linda Morey and Judith Hazen for attending the Mt. Morris workshop.

A motion was made by Linda Morey, seconded by Judith Hazen to approve the minutes from the November 7, 2005 meeting as presented. Members polled Della Rocco aye, Emens abstain, Hazen aye, Martin aye, Morey aye, Nesbitt abstain. Motion carried, minutes approved.

SPECIAL USE PERMIT APPROVAL MERRILEE MAC WILLIAM
TWO FUNNY QUILTERS 2127 BRICK SCHOOLHOUSE ROAD

Merrilee Mac William was present to seek Special Use Permit approval for a quilting business in her home located at 2127 Brick Schoolhouse Road. Mrs. Mac William stated that her niece and herself are proposing a custom machine quilting business that would be located in the basement of her home. Public contact would be through another shop. She would pick up merchandise, finish it at home and have it picked up from the other shop. Once or twice a month there might be an occasional appointment at her house to pick up or drop off something.

Chairman James Nesbitt asked if there were any questions from the Board. Dane Emens asked if they would be just using a sewing machine. Mrs. Mac William stated yes a large sewing machine mounted on a 12' table would be used. No noise and it uses a regular outlet. Dick Bauman asked if there was another exit out of the basement. Mrs. Mac William stated that there were the steps to the main floor and another exit outside from the basement. Attorney Welch asked the size of the area being used. Mrs. Mac William stated it was the front finished part of their basement. The room is 16' x

25'. Chairman James Nesbitt asked if she would be having quilting classes and the location of additional parking. Mrs. Mac William stated no classes would be held there so there would not be any parking issues. Chairman James Nesbitt asked if there would be a sign. Mrs. Mac William stated that if the Special Use Permit was approved she would get a permit for a small sign out by the road. Chairman James Nesbitt asked the hours of operation. Mrs. Mac William stated that there were no hours of operation by appointment only. She also stated that the phone number for the business would not be to her house it would be her niece's number and she would be answering the phone calls. Attorney Welch asked if it would just be Mrs. Mac William and her niece. Mrs. Mac William stated yes.

A motion was made by Judith Hazen, seconded by Ralph Della Rocco to schedule a Public Hearing for January 3, 2006 at 7:30pm for Merrilee Mac William seeking Special Use Permit approval for a quilting business Two Funny Quilters located at 2127 Brick Schoolhouse Road. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

Chairman James Nesbitt stated that Mrs. Mac William would need to pay the Clerk and submit copies prior to December 19, 2005 at 2:00pm.

**CONCEPTUAL APPROVAL
SITE PLAN**

**ORCHARD ACRES SUBDIVISION
3768 BRICK SCHOOLHOUSE ROAD**

Arnold Carmichael was present to seek Conceptual Site Plan Approval for Orchard Acres Subdivision Section II located at 3768 Brick Schoolhouse Road. Mr. Carmichael handed out revised Site Plans to the Board. Mr. Carmichael explained that the owner currently lives next door and is looking to build a smaller home on this lot and sell his current house. Water is in two areas, one is a dead-end and one is on the West Fork, which is Monroe County Authority. Mr. Carmichael stated that they have talked to Hamlin Water and they have agreed to supply water to the new house through the existing easement. They do have Monroe County Health Department approval with conditions. The proposed house is closer to the road than the existing house.

At this time Chairman James Nesbitt took questions from the Board.

Chairman James Nesbitt asked if the leach field was a full raised bed. Mr. Carmichael stated no it is a modified raised bed.

Linda Morey questioned the location of the existing building to the right. The location was discussed and it was determined that it was not an issue.

Dave Martin questioned if the house could be kept in line with the existing house. Town Engineer J.P. Schepp stated that they could put the house anywhere they wanted as long as they met the required set back. Mr. Schepp also stated that all of his engineering concerns have been addressed.

Building Inspector Dick Bauman requested that the first 10' of the driveway be paved.

Mr. Schepp stated that the plan does call for the section in the right of way to be paved.

Mr. Bauman also requested that the setback be noted on the plan. Mr. Schepp stated that

the setback is 160' and it is noted on the plan. Mr. Schepp requested to have the driveway detail on the plan enlarged. Mr. Carmichael stated he would do that.

A motion was made by Dane Emens, seconded by Judith Hazen to grant Concept approval and to schedule a Public Hearing for Preliminary approval for January 3, 2005 at 7:30pm for the Orchard Acres Subdivision Section II located at 3768 Brick Schoolhouse Road. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

Chairman James Nesbitt stated that Mr. Carmichael would need to pay the Clerk and submit copies prior to December 19, 2005 at 2:00pm.

CHRIS MARTIN SUBDIVISION REVISION 638 LAKE ROAD EAST FORK

Darryl Moser from Schultz Associates was present to seek approval for the revised Chris Martin Subdivision located at 638 Lake Road East Fork. Mr. Moser explained that after some consideration Mr. Martin decided to divide 5 acres out of the farm instead of the original 7 acres. Setbacks are the same and there are no other changes other than the acreage.

Chairman James Nesbitt asked if Town Engineer J.P. Schepp had any concerns. Mr. Schepp stated he had no concerns.

Ralph Della Rocco questioned the distance of the driveway from the lot line. Mr. Moser stated the driveway was about 10' from the lot line.

A motion was made by Dane Emens, seconded by Linda Morey to approve the revised Chris Martin Subdivision located at 638 Lake Road East Fork as presented. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin abstain, Morey aye, Nesbitt aye. Motion carried.

DISCUSSION

Chairman James Nesbitt explained to the Board that due to a lot of holidays next year being on Mondays the meeting will be on a couple of Tuesdays and one Wednesday. Next month's meeting will be held on Tuesday, January 3, 2005. Chairman Nesbitt also wanted to let everyone know that the Historian Mary Smith had completed a book on Hamlin's History. It is for sale around Town and is hard to put down. Is a great Christmas gift idea. Chairman Nesbitt also wanted to inform the Board that starting in July it will be required to notify neighboring Towns of all Public Hearings. Also Dick Bauman brought up simple lot combination procedures being implemented and are waiting for Town Board approval. Chairman Nesbitt also wanted to address the letter

they received from Larry Gursslin regarding condominiums. Mr. Nesbitt explained that Mr. Gursslin wanted to meet with him and Dick Bauman during the day and Mr. Nesbitt explained to Dick Bauman that Mr. Gursslin needs to address the entire Board during open discussion at a scheduled Planning Board meeting.

Building Inspector Dick Bauman questioned if NYS licensed daycares operating in a residence required a Special Use Permit. Attorney Welch stated yes they are required to have a Special Use Permit and be inspected by the Town annually.

Linda Morey stated that she is part of a committee set up to look over the Developmental Regulations requirements and revise a check off list. A copy of what is currently used will be given to Linda and Judy to go over and make suggestions for changes.

Town Board Liaison Dave Rose just wanted to let everyone know that the next Zoning Committee meeting is Wednesday, January 18, 2006 at 7:00pm and that the Water Informational meeting is tomorrow night at St. Elizabeth Ann Seton Church.

ADJOURNMENT

A motion was made by Dane Emens, seconded by Linda Morey to adjourn tonight's meeting barring no further business. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried, meeting adjourned.

Minutes respectively submitted by:

Heather Norman
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held on Tuesday, January 3, 2005 at 7:30pm. Deadline for all fees is Monday, December 19, 2005 at 2:00pm.