

Hamlin Planning Board *Minutes*
Monday, October 3, 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, James Nesbitt and 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 Liaison Craig Goodrich, Mike Marchetti, Tom Jensen, James E. Krempasky, Justin Myers, Jim and Donna Schiebel, Darryl Moser, Denny Roach and several other interested residents.

A motion was made by Ralph Della Rocco, seconded by Dane Emens to approve the minutes from the September 6, 2005 meeting. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter abstain. Motion carried, minutes approved.

The Clerk read the Proof of Publication

PUBLIC HEARING

PRELIMINARY AND FINAL SITE PLAN

**ANDY SIMPSON
1246 MOSCOW ROAD**

Justin Myers of Avery Engineering was present to represent Mr. and Mrs. Simpson who are seeking Preliminary and Final Site Plan Approval for Lot 4 of the Gorky Park Section #4 Subdivision and Special Use Permit Approval for an in-law apartment located at 1246 Moscow Road. Mr. Myers explained that they are proposing to construct a 4-bedroom house with an in-law unit and pole barn at this location.

J.P. Schepp noted that all of his comments were addressed.

Chairman James Nesbitt asked what the pole barn would be used for. Mr. Simpson stated it would be used for personal storage of equipment.

At this time Chairman James Nesbitt opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairman James Nesbitt closed the Public Hearing.

Attorney Welch explained that only someone related to the owners of the property can live in an in-law apartment. Mr. Simpson stated that he understood that.

Craig Goodrich stated that Conservation Board member Dave Walch is a neighbor of this property and he is pleased with the proposed plans and the Conservation Board did not have any concerns.

Chris Schlieter had some drainage concerns. J.P. Schepp stated that the pond should help with the drainage. Chris Schlieter asked the width and length of the driveway. Mr. Myers stated that it would be 14' wide and 257' long. There were no issues with the driveway.

A motion was made by Judith Hazen, seconded by Dane Emens to grant Preliminary Site Plan Approval to Mr. and Mrs. Simpson for Lot #4 of the Gorky Park Section #4 Subdivision located at 1246 Moscow Road as presented. This is an unlisted SEQR declaration. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. Preliminary Site Plan approval granted.

A motion was made by Chris Schlieter, seconded by Judith Hazen to approve a Special Use Permit for an in-law apartment at 1246 Moscow Road for relatives only. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. Special Use Permit granted.

A motion was made by Dane Emens, seconded by Chris Schlieter to grant Final Site Plan approval the Mr. and Mrs. Simpson for Lot #4 of the Gorky Park Section #4 Subdivision located at 1246 Moscow Road contingent on D.O.T and Monroe County Health Department Approvals. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. Final Site Plan approval granted with contingencies.

PUBLIC HEARING

PRELIMINARY AND FINAL RE-SUBDIVISION APPROVAL

CHRIS MARTIN SUBDIVISION 638 LAKE RD EAST FORK

At this time Dave Martin excused himself from the Board for this proposal.

Darryl Moser of Schultz Associates was present to seek Preliminary and Final subdivision approval of the Chris Martin Subdivision located at 638 Lake Road East Fork to subdivide a 7-acre lot with house and barns from the existing 171 acre farm.

At this time Chairman James Nesbitt opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairman James Nesbitt closed the Public Hearing.

Ralph Della Rocco questioned the use of the existing pond. Mr. Martin stated that the pond has no functional use at this time but will not be filled in.

A motion was made by Chris Schlieter, seconded by Linda Morey to grant Preliminary and Final re-subdivision approval of the Chris Martin Subdivision to subdivide a 7-acre lot with house and barns from the existing 171-acre farm. This is a Type I Negative SEQR Declaration. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin abstain, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. Preliminary and Final approval granted.

At this time Dave Martin returned to the Board.

CONCEPTUAL APPROVAL

JAMES SCHIEBEL RE-SUBDIVISION 748 WILER ROAD

At this time Attorney Welch excused himself.

Darryl Moser of Schultz Associates was present to seek Conceptual re-subdivision approval for the James Schiebel Subdivision the re-subdivision of the Orchard View Subdivision Section #1 Lot #1 located at 748 Wiler Road. Mr. Moser handed out maps of the future subdivision so the Board could see that no sub-standard lots were being created with this proposal. J.P. Schepp questioned the lot to the north being land locked if the future subdivision is approved. Mr. Moser stated that the owner of the property is making the same proposal to the other neighbor so that the property can be sold to him and not become a land locked parcel. Mr. Schepp noted that this proposal does not create a land locked parcel.

Mr. Schiebel stated that he would like to build a pole barn on the property this fall and needed to combine the lots to do so.

A motion was made by Dane Emens, seconded by Linda Morey to grant Conceptual re-subdivision approval to the James Schiebel Subdivision located at 748 Wiler Road with a Public Hearing scheduled for November 7, 2005 at 7:30pm for Preliminary approval. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried. Public Hearing scheduled.

At this time Attorney Welch returned.

DISCUSSION

The discussion for Susan Freemesser was canceled. It was to discuss the approval of a lot located at 43 Hamlin Center Road.

Chairman James Nesbitt explained that the Beehler/Kronenberg Mylar was being resigned because it had a tax account number mistake on the original when it was filed with the County. So it will need to be filed again. Any future proposals with the property will be referred to as Lands of James Beehler and Mark Kronenberg because that is the way it was filed with the County.

There was some discussion on a dumpster located at the former Vito property. Building Inspector Dick Bauman stated that was there to clean up the yard so that the grass could be mowed.

Training in Mt. Morris November 18, 2005 if anyone is interested in attending.

Town Board Liaison Dave Rose stated that they are working on the Budget and they would be having a workshop this Wednesday, October 5, 2005.

Building Inspector Dick Bauman stated that he talked with the Town Attorney about making re-subdivisions an easier process and providing the Zoning Committee with information on Administrative Subdivision approvals.

Chairman James Nesbitt asked if Craig Goodrich had anything from the Conservation Board. Mr. Goodrich stated nothing at this time.

ADJOURNMENT

A motion was made by Chris Schlieter, seconded by Dane Emens to adjourn tonight's meeting barring no further business. Members polled: Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter 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 Monday, November 7, 2005 at 7:30pm. Deadline for all fees is Monday, October 24, 2005 at 2:00pm.