

Hamlin Planning Board *Minutes*
Tuesday, September 4, 2007
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. The location of the fire exits and AED was explained for those present.

Present: Dane Emens (late), Judith Hazen, Tom Jensen, Dave Martin, Linda Morey and James Nesbitt.

Absent: Chris Schlieter

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board member Mike Marchetti, Building Inspector B.J. Maier, Conservation Board member Craig Goodrich and resident Fred Paye.

A motion was made by Linda Morey, seconded by Tom Jensen to approve the minutes from the August 6, 2007 meeting as presented. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried, minutes approved.

The Clerk read Proof of Publication

PUBLIC HEARING
SPECIAL USE PERMIT
GENE EICHAS

33 ORCHARD AVENUE

Gene Eichas was present seeking Special Use Permit approval to have a Custom Order Sausage Shop located in his detached garage on his property located at 33 Orchard Ave. He would like to have the business for when he retires. He would get a permit from the State. This would just be something on the side. Hours would be limited. Special orders only. Tom Jensen asked about a sign for the business. Mr. Eichas stated the sign would be small on the garage not lit just to identify the business.

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.

A motion was made by Linda Morey, seconded by Dave Martin to grant Special Use Permit approval to Gene Eichas for a Custom Sausage Shop located at 33 Orchard Avenue. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried, Special Use Permit approved.

Chairman James Nesbitt reminded Mr. Eichas to meet with the Building Inspector regarding the next step and an inspection.

PUBLIC HEARING
PRELIMINARY SITE PLAN APPROVAL
RED FOX RUN **99 HAMLIN PARMA TOWNLINE ROAD**

Arnold Carmichael of Carmichael Associates was present to seek Preliminary Site Plan approval for Red Fox Run located at 99 Hamlin Parma Townline Road. Mr. Carmichael explained that this was previously approved in 2002. They received variance approval from the Zoning Board. They have DOT, Monroe County Water Authority and Health Department approvals. A smaller house than was originally approved is being proposed but it will be over the minimum square footage required for the zoning. A 1-½ story, 2-bedroom single-family house over 1200 sq. ft. is being proposed. Craig Goodrich from the Conservation Board stated that as long as Monroe County approves the project they have no issues with the proposal. Town Engineer J. P. Schepp stated there were no engineering concerns.

At this time Chairman Jim 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.

Judith Hazen questioned the location of the septic. Mr. Carmichael showed the location.

Building Inspector B.J. Maier requested a clearer map with the house plans for the building permit.

A motion was made by Dave Martin, seconded by Linda Morey to grant Preliminary Site Plan approval to Red Fox Run located at 99 Hamlin Parma Townline Road. This is a Type 1 Negative SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

A motion was made by Tom Jensen, seconded by Linda Morey to grant Final Site Plan approval to Red Fox Run located at 99 Hamlin Parma Townline Road. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

FINAL SITE PLAN APPORVAL
HIDDEN CREEK MOBILE HOME PARK SECTION 6

Don Lewis of Shultz Associates was present representing Morgan Management seeking Final Site Plan approval for section 6 of the Hidden Creek Mobile Home Park. Mr. Lewis explained that this was the same project that was previously approved. They are proposing 65 mobile home lots. They were in front of the Town Board for approval of the water district and they are working with Monroe County Water Authority regarding the connection off of Drake Road. They will be creating a loop to provide the required

fire flow for the new lots. Town Engineer J. P. Schepp stated that all engineering concerns have been addressed. Mr. Lewis stated that he has been in touch with the Fire Chief regarding concerns about an emergency access road. An access road is being added that will be maintained privately. Access to the pond is also proposed. Pump station upgrades have been added also. Linda Morey asked if the Conservation Board had reviewed that proposal yet. Conservation Board member Craig Goodrich stated not yet. Town Engineer J. P. Schepp questioned the water main pipe size. Mr. Lewis stated 8" possible 12" and they will tie into the Drake Road main. Mr. Schepp questioned the I.S.O. Mr. Lewis stated it would start at 1,000. He explained that they won't have to increase the pressure and the new water main will upgrade the entire system. Dave Martin questioned the average usage per mobile home. Mr. Lewis stated it was approximately 200 gal. per day per mobile home. Chairman James Nesbitt asked the time frame. Mr. Lewis stated they would start the waterline in the fall then the Community Center then start section 6 in the spring. Mr. Nesbitt explained the time frame for the approval expires in one year. Building Inspector B. J. Maier had no issues.

A motion was made by Linda Morey, seconded by Judith Hazen to grant Final Site Plan approval for section 6 of the Hidden Creek Mobile Home Park located at 87 Drake Road contingent on the water main being completed prior to any construction taking place. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

SPECIAL USE PERMIT APPROVAL

F & B UPLAND BIRDS 2264 MONROE ORLEANS COUNTY LINE ROAD

Fred Paye was present representing himself and Bill and Janet Surrige seeking Special Use permit approval to operate a Pheasant Game Farm called F & B Upland Birds located at 2264 Monroe Orleans County Line Road. He explained that they went to the Town Board to have Game Farms added to the code. The Town Board approved the change but Attorney Welch explained that the law hasn't been approved by the State yet. Attorney Welch asked if they would be raising and shooting just pheasants. Mr. Paye stated no. For the first year it would just be pheasants then they will shoot other birds too. Chairman James Nesbitt asked how the shooting would be controlled. Mr. Paye stated the pens would be 800' off of the road and the hunting would take place behind the pens. The lot would be marked. All shooting would be 1000' from the road and houses. They will offer guided hunting or individual hunting sessions. The hours for shooting would be 9:00am until dusk. The property would be posted for hunting.

A motion was made by Tom Jensen, seconded by Dane Emens to schedule a Public Hearing for October 1, 2007 at 7:30pm for F & B Upland Bird Game Farm located at 2264 Monroe Orleans County Line Road contingent on the Town Law being approved by the State. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye. Motion carried.

DISCUSSION

Chairman James Nesbitt discussed several training opportunities available.

Arnold Carmichael questioned a subdivision proposal on Walker Lake Ontario Road and another on Brick Schoolhouse Road. The Board stated that both proposals require subdivision maps to be submitted for approvals.

Judith Hazen questioned a referendum regarding whether the residents want wind towers in the town or not. Attorney Welch stated one can't be done for wind towers per State Law.

ADJOURNMENT

A motion was made by Linda Morey, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Emens aye, Hazen aye, Jensen 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 Monday, October 1, 2007 at 7:30pm. Deadline for all fees is September 17, 2007 at 2:00pm.