

Hamlin Planning Board *Minutes*
Monday, April 5, 2010
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairperson Linda Morey 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: Ron Breslawski, Judith Hazen (late), Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Toney.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Conservation Board members Jeanine Klopp, Nick Kramer, Jason Baxter and Ed Evans, Engineer John Clarke and resident LaChelle Vick.

A motion was made by Ron Breslawski, seconded by Dave Martin to approve the minutes from the March 1, 2010 meeting as recorded. Members polled Breslawski aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Toney aye. Motion carried, minutes approved.

**SPECIAL USE PERMIT
LACHELLE VICK
827 DRAKE ROAD**

LaChelle Vick was present seeking Special Use Permit approval to operate a Public Stable located at 827 Drake Road per Town Code 125-50D(1). LaChelle stated that she has 31 years experience working with horses and now would like to own her own stable. She has 12 horses of her own and would like to board horses. She would also like to give lessons and have a couple of events per year. She explained that during the events one of the pastures could be used for parking. She would have lessons once a week and would have about 10 students. She explained that she would like to have at least one event a year after the Clarkson Rodeo just for fun. She stated she would like to have a maximum of 25 horses. The barns and pastures are the same as what was approved for the previous owner.

Town Engineer J.P. Schepp stated that the western portion of the site is in the Conservation Overlay District due to West Creek. The Planning Board would need to issue a permit for activities along the creek. There is a 100' buffer zone for protection of the creek bed so the location of the manure piles and the manure spreading area needs to be shown on the Site Plan. There is a State wetland on the property also. The storage and spreading of the manure needs to be in accordance with the DEC regulations. Per the Development Regulations parking areas for public assembly are required to be paved and must meet ADA requirements. The Board would need to decide if this is a Commercial project or an Agricultural project. The barns need to meet the required setbacks per Town Code 125-50. A detailed Site Plan map is requested.

Building Inspector Lee Nettin stated that the property lines need to be shown. Size and setbacks of the barns need to be added to the plan. Manure setbacks need to be determined per code. The width of the fire lane needs to be shown on the map. Bathroom facilities and a fire lane loop were questioned. LaChelle stated that she was hoping to add a loop for the fire lane next month and a port a potty would be used during events. Tom Jensen questioned the location of the manure piles. LaChelle explained that the manure is stored behind the barn for 4 weeks then a tractor takes it and spreads it in the rear of the property. Tom Jensen questioned fencing and the depth of the pasture. LaChelle stated that the pasture is 10' deep and a 3 strand electric fencing is used. Tom Jensen stated that a variance would be needed for the number of horses. According to the Town Code only 7 horses are allowed. Tom Jensen questioned if the boarding of 10-13 horses would be considered Commercial. Attorney Ken Licht stated yes it would. Peter Tonery questioned the parking for the events. LaChelle stated she would have about 3 events per year and that is the only time the parking would be needed. Chairperson Linda Morey stated that the map would need to be revised. A Site Plan would be required. Tom Jensen requested comments from the DEC.

A motion was made by Tom Jensen, seconded by Ron Breslawski to refer LaChelle Vick to the Zoning Board of Appeals for variances for a Public Stable located at 827 Wiler Road. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

SITE PLAN APPROVAL

PAUL SEIFERT

WILER ROAD

John Clarke from DDS Engineers was present representing Paul Seifert Jr. seeking Conceptual Site Plan approval to construct a single family house located at 021.040-1-5.4 Wiler Road. Mr. Clarke explained that Mr. Seifert owns a house at 407 Wiler Road now and a 53.2 acre vacant lot on Wiler Road where he would like to build a 3200 sq. ft. single family house, barn and pond. There would be a leach field, a private well for water. Gas and electric are available. West Creek runs along the north lot line. A pond is being proposed for runoff. They will maintain the existing drainage towards the pond. Mr. Clarke addressed the Town Engineer comments. The West Creek wetlands and the Conservation Overlay district have been added to the plans. The Flood Plain has been added. Site distance for the driveway has been added to the plans. The driveway will be paved per the Development Regulations. The width of the driveway will be determined by the Highway Superintendent and the Fire Marshal. The pond is for drainage and to control runoff on the property. Pond calculations have been submitted to the Town Engineer for review. The pond will also provide fill for the property which will reduce damage to the roads. Site drainage patterns have been added to the plans. A culvert under the driveway is being proposed. Standard notes have been added to the plans. Town Engineer J.P. Schepp stated that all of his concerns have been addressed. Attorney

Ken Licht had no comments. Building Inspector Lee Nettnin requested that sediment controls be added to the plans. Pond dimensions and shelf requirements need to be added to the plans. Agricultural and adjacent to wetlands should be checked on the SEQR form. Clarification on if the property is being farmed needed to be clarified. Mr. Clarke stated that silk fence details are on the plans already. Town Engineer suggested adding something for control at the outlet of the pond. Mark Reeves stated that the pond needs shelves. Mr. Clarke stated that the pond will have shelves and will be about 15' deep. Dave Martin questioned where the water would go once the pond fills. Mr. Clarke stated that a channel is provided towards the natural grade of the property. Dave Martin stated that the property is very flat and the drainage is very poor on the property. Mr. Clarke stated that there is no standing water on the property now. The current drainage path will be maintained. The rate of flow needs to be maintained. Jeanine Klopp from the Conservation Board had no comments.

John Clarke questioned if there were any issues if the owner decided to have a detached garage instead of an attached garage. The Board explained that a variance would be needed to build a detached garage in front of the structure.

Tom Jensen questioned if a 12' wide driveway was adequate. Building Inspector Lee Nettnin stated as long as it was built to handle a 30 ton load for emergency vehicle access it is acceptable.

A motion was made by Peter Tonery, seconded by Tom Jensen to grant Conceptual Site Plan approval to Paul Seifert Jr. to construct a single family house located at 021.040-1-5.4 Wiler Road. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

A motion was made by Tom Jensen, seconded by Ron Breslawski to schedule a Public Hearing for Preliminary Site Plan approval for May 3, 2010 for Paul Seifert Jr. to construct a single family house located at 021.040-1-5.4 Wiler Road. . Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

DISCUSSION

Town Board Liaison Dave Rose stated that they would discuss the agreement with the County for referrals at the next Town Board meeting.

Jeanine Klopp from the Conservation Board stated that the 3rd Annual Earth Day is April 24, 2010 10:00-2:00pm at Hamlin Beach State Park Area 4. It is the biggest yet! They will have environmental exhibit, crafts, a car show, live entertainment, walking tours, a tree give away, a beach cleanup and much more! She invited everyone to attend and tell their friends!

ADJOURNMENT

A motion was made by Tom Jensen, seconded by Ron Breslawski to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Peter Tonery 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, May 3, 2010 at 7:30pm. Deadline for all fees is April 19, 2010 at 12:00pm.