

Hamlin Planning Board *Minutes*  
Monday, April 2, 2012  
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, Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Tonery.

Also present: Town Engineer J.P. Schepp, Town Board Liaison Dave Rose, Building Inspector Lee Nettin, Conservation Board members Jeanine Klopp and Nick Kramer and Todd and Sharon Bradford.

A motion was made by Tom Jensen, seconded by Judy Hazen to approve the minutes from the February 6, 2012 meeting as recorded. Members polled Breslawski abstain, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

**CONSERVATION DEVELOPMENT PERMIT  
SAL AND BO ANSELMO  
122 LAKE ROAD EAST FORK**

Sal Anselmo was present seeking a Conservation Development Permit for a 4' x 24.6' front addition to their house located at 122 Lake Road East Fork. Mr. Anselmo explained that they need to repair the roof and front room on their house. They received variances from the Zoning Board. The roof is rotted and is in need of repair. They are going to put on a peak roof. The addition will not go out any further than the existing concrete pad.

Town Engineer J. P. Schepp had no engineering concerns.

Building Inspector Lee Nettin stated that variances were granted and DEC permits are all in order. This is a Type II SEQR.

Conservation Board member Jeanine Klopp stated there were no issues.

A motion was made by Tom Jensen, seconded by Judy Hazen to grant Conservation Development Permit approval to Sal and Bo Anselmo to construct a 4' x 24.6' front addition. This is a Type II SEQR determination. Approval to expire one year after issuance of building permit. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION APPROVAL  
GROVES CORNERS SUBDIVISION  
2018 ROOSEVELT HIGHWAY**

Rich Maier from DDS Engineers was present representing Patrick and Linda Lawler seeking Simple Subdivision approval for the Groves Corners Subdivision located at 2018 Roosevelt Highway. Mr. Maier explained that Mr. and Mrs. Lawler would like to combine their land on the north side of Roosevelt Highway and create 2 lots. Lot 1 will have the house and Lot 2 will be vacant land not approved for building that will be sold to a farmer. Variances were received from the Zoning Board of Appeals. The State owned property was highlighted per the Engineer comments.

Town Engineer J. P. Schepp stated that variances were resolved and the DOT property issue was resolved. There are no other Engineering concerns.

Building Inspector Lee Nettin stated this is A Type II SEQR.

There were no Conservation Board issues.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Simple Subdivision approval to Mr. and Mrs. Lawler for the Groves Corners Subdivision located at 2018 Roosevelt Highway. The Board waives the need for a Public Hearing per Town Code 520-66J. This is a Type II SEQR determination. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE LOT COMBINATION  
CHAPE SUBDIVISION  
448 MOSCOW ROAD**

Rich Maier from DDS Engineers was present representing Richard and Pamela Chape seeking Simple Lot Combination approval for the Chape Subdivision located at 448 Moscow Road. Mr. Maier explained that the owners would like to combine the lots for tax purposes. County comments have been received and there were no issues.

Town Engineer J. P. Schepp stated that the long strip right-of-way was used for access to the lake prior to the parkway going in. This is just a lot combination. There are no other issues.

Building Inspector Lee Nettin stated this is a Type II SEQR

There were no Conservation Board issues.

A motion was made by Mark Reeves, seconded by Peter Tonery to grant Simple Lot Combination approval to Richard and Pamela Chape for the Chape Subdivision located at 448 Moscow Road. The Board waives the need for a Public Hearing per Town Code 520-66J. This is a Type II SEQR determination. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION APPROVAL  
WIEST SUBDIVISION  
594 WILER ROAD**

Chris Schultz from Shultz Associates was present representing Chris Wiest seeking Simple Subdivision approval for the Wiest Subdivision located at 594 Wiler Road. Mr. Schultz explained that this property is part of an estate. The family would like to divide the lot into 2 separate lots. Lot 1 will have the single family house and Lot 2 will be vacant and not approved for building.

Chairperson Linda Morey stated that the gazebo on Lot 2 would require a variance because it is not allowed on a vacant lot per the code. Mr. Schultz stated that he added to the map that the gazebo would be moved to Lot 1 in the future.

Town Engineer J.P. Schepp stated that the note “not approved for building” needs to be added to Lot 2.

Building Inspector Lee Nettin stated that the gazebo on Lot 2 is not allowed per the code.

There were no Conservation Board issues.

A motion was made by Dave Martin, seconded by Mark Reeves to grant Simple Subdivision approval to Chris Wiest for the Wiest Subdivision located at 594 Wiler Road contingent on the gazebo being removed from Lot 2 within 45 days from April 3, 2012. The Board waives the need for a Public Hearing per Town Code 520-66J. This is a Type II SEQR. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**DISCUSSION**

Chairperson Linda Morey asked the Board for some thoughts on different topics for training suggestions.

Town Board Liaison Dave Rose had no report.

Conservation Board member Jeanine Klopp reported that Earth Day is April 21 at Area 3 at Hamlin Beach State Park from 9:00am-3:00pm. They will have info booths, vendors, food, tours and the Dady Brothers will play at 1:00pm.

**ADJOURNMENT**

A motion was made by Mark Reeves, seconded by Ron Breslawski to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, 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 7, 2012 at 7:30pm. Deadline for all fees is April 16, 2012 at 12:00 noon.**