

Hamlin Planning Board *Minutes*  
Tuesday, September 4, 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 Attorney Ken Licht, Town Board Member Marty Maier, Building Inspector Chad Fabry, Conservation Board members Jeanine Klopp, Ed Evans and Nick Kramer and Engineers Dave Matt and Richard Giraulo.

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

**CONSERVATION DEVELOPMENT PERMIT  
CERIL FARRAO AND JUDITH PINTO**

**9 & 10 SUMMER HAVEN**

Dave Matt from Schultz Associates was present representing Ceril Farrao and Judith Pinto seeking Conservation Development Permit approval for a break wall located at 9 & 10 Summer Haven. Mr. Matt explained that the homeowner was bringing in new rocks to replace and repair the existing break wall in front of his properties. He has received DEC and Army Corp. of Engineers approval for the project.

Town Engineer J.P. Schepp stated that he has no concerns since the DEC and Army Corp. issued permits. There are no visual or drainage concerns for the project.

Conservation Board member Jeanine Klopp stated that it is consistent with the LWRP.

A motion was made by Peter Tonery, seconded by Judy Hazen to grant Conservation Development Permit approval to Ceril Farrao and Judith Pinto for a break wall located at 9 & 10 Summer Haven. Approval will expire 1 year from today. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**Judy Hazen excused herself from this application.**

**HAMLIN MEADOWS HOMEOWNERS ASSOCIATION  
RE-SUBDIVISION HAMLIN MEADOWS ROOSEVELT HIGHWAY**

Richard Giraulo from LaDieu Associates was present representing Hamlin Meadows Homeowners' Association seeking re-subdivision approval for Hamlin Meadows located on Roosevelt Highway. Mr. Giraulo explained that the original approved plat had side setbacks and house locations. A 10' separation between structures was approved. Since then they received condominium approval which is one lot with several structures on it. They would like the map to reflect the condominium map.

Chairperson Linda Morey stated that she is concerned with the 10' setback and the overhangs being an issue. She would like to have the utilities and air conditioners located in the rear instead of along the side of the houses so they don't restrict the setback. Mr. Giraulo and Mr. Beehler agreed to put the utilities and AC units behind the dwellings.

Town Engineer J.P. Schepp stated that there are no traffic or engineering issues. They would need to review revised grading and utility plans as the project progresses. Mr. Giraulo stated that there is no intent to change the current density or to increase the number of structures.

Building Inspector Chad Fabry stated that the separation needs to include overhangs. It is not measured from the foundation, it is based on the site line. He stated that they need to account for that in the future.

Attorney Ken Licht stated that it is the intent to show just one lot now per the condominium map. There is no reference to the approved condominium map on this map. He stated that the filed condominium map that was approved should be submitted to the town for review. The liber and page number should be included so they can verify they are the same.

Tom Jensen stated that the separation should be adequate for emergency equipment.

Peter Tonerly questioned the maps should coincide. Attorney Licht stated yes and they should verify that.

Town Engineer J.P. Schepp explained that when the subdivision was approved the setbacks were established per the SC zoning. There was an understanding that there would be 10' between the lots. It was the intent to have a 10' separation and the town would like that to remain.

Mr. Giraulo agreed to add utilities in the rear, a 10' separation and provide an approved condo map for next month's meeting.

**Judy Hazen returned to the meeting.**

**SIMPLE SUBDIVISION APPROVAL  
HILL SUBDIVISION**

**4212 ROOSEVELT HIGHWAY**

No one was present. J.P. Schepp stated that the engineer called him today and the owner was not pursuing the subdivision.

**DISCUSSION**

Conservation Board member Jeanine Klopp stated that several Board members attended the Emerald Ash Borer training. Nick Kramer has been attending the task force meetings and has prepared a response plan and submitted it to the Town Board for approval in the event the Emerald Ash Borer is found in Hamlin. Chairperson Linda Morey offered the Panning Board's assistance to the Conservation Board if there is an issue.

Town Board member Marty Maier discussed the bridge work and roadwork happening currently in town.

**ADJOURNMENT**

A motion was made by Ron Breslawski, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Toner 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, 2012 at 7:30pm. Deadline for all fees is September 17, 2012 at 12:00 noon.**