

Hamlin Planning Board *Minutes*  
Monday, October 1, 2012  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Vice Chairperson Dave Martin 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, Mark Reeves and Peter Toney.

Excused: Linda Morey

Also present: Town Engineer J.P. Schepp, Town Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Chad Fabry, Conservation Board members Jeanine Klopp, Ed Evans and Nick Kramer, Engineers Rich Maier, John Clarke and Richard Giraulo and residents Richard Duffy and Leon Sawyko.

A motion was made by Mark Reeves, seconded by Judy Hazen to approve the minutes from the September 4, 2012 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Toney aye. Motion carried, minutes approved.

**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 setback issues discussed last month have been addressed and are added to the general notes. A corrected map has been submitted. They would like to move forward and file this map that will eliminate the actual lots due to the condo status.

Town Engineer J.P. Schepp stated that there were no engineering issues. He questioned the overall site changes to the plan and future development.

Building Inspector Chad Fabry was satisfied with the map. There were no changes other than eliminating the lots.

Attorney Ken Licht had no concerns.

Vice Chairperson Dave Martin questioned if two of the lots would still be rental units. Mr. Giraulo stated yes they would. Vice Chairperson Dave Martin questioned if a Public Hearing was needed for the changes. Attorney Ken Licht agreed.

A motion was made by Ron Breslawski, seconded by Tom Jensen to schedule a Public Hearing for the Hamlin Meadows Subdivision located on Roosevelt Highway for November 5, 2012 at 7:30pm. Members polled Breslawski aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

**Judy Hazen returned to the meeting.**

**SIMPLE SUBDIVISION APPROVAL  
YANTY CREEK SUBDIVISION                      1031 & 1147 MOSCOW ROAD**

Rich Maier from DDS Engineers was present representing Greg and Kathy Speer seeking Simple Subdivision approval for the Yanty Creek Subdivision located at 1031 & 1147 Moscow Road. Mr. Maier explained that the owners would like to divide off the existing house from the golf course lot. There were some concerns with the lot width and house setbacks. The setback for the existing pond was discussed also. Mr. Maier explained that the owners would like to keep the lines where they are due to control of the creek.

Attorney Ken Licht stated that the setbacks would need variances.

A motion was made by Mark Reeves, seconded by Peter Tonery to refer the application for the Yanty Creek Subdivision to the Zoning Board for variances. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION APPROVAL  
DUFFY FARMETTE SUBDIVISION                      3511 ROOSEVELT HIGHWAY**

Rich Maier from DDS Engineers was present representing Richard Duffy seeking Simple Subdivision approval for the Duffy Farmette located at 3511 Roosevelt Highway. Mr. Maier explained that Mr. Duffy purchased some land behind his property from the farmer. It is mostly wetlands. He would like to add it to his existing lot. Maps of the location and parent parcel were passed out.

Attorney Ken Licht stated that the current owner of the parent parcel needed to be included on the application. A joint application would be needed with all signatures.

Rich Maier agreed plus they hadn't received the DRC comments back yet.

A motion was made by Tom Jensen, seconded by Mark Reeves to table the application for the Duffy Farmette Subdivision until next month for DRC comments and a joint application. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

**COMMERCIAL SITE PLAN APPROVAL  
ROCHESTER PALLET AND CRATE LLC**

**60 KING STREET**

James Ruslin was present seeking Commercial Site Plan approval for Rochester Pallet and Crate LLC located at 60 King Street. Mr. Ruslin explained that they submitted new maps with the interior, parking and bathrooms added.

Building Inspector Chad Fabry stated that he met with the owner and the Site Plan addresses all of his concerns.

Town Engineer J.P. Schepp stated that the parking and bathrooms have been shown on the map. He questioned a letter of credit to the town for the water service.

Attorney Ken Licht had no issues. He stated that the town can require a letter of credit if necessary for the water service work.

Peter Tonery questioned the extent of the work and if the letter of credit was needed. Mr. Ruslin stated that the Water Authority would be completing the work. The work would be minimal.

A motion was made by Peter Tonery, seconded by Mark Reeves to schedule a Public Hearing for Rochester Pallet and Crate LLC for November 5, 2012 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

**SUBDIVISION/SITE PLAN APPROVAL  
KETCHUM CORNER SUBDIVISION**

**100 KETCHUM ROAD**

John Clarke from DDS Engineers was present representing Michael Laszewski seeking Subdivision/ Site Plan approval for the Ketchum Corner Subdivision located at 100 Ketchum Road. Mr. Clarke explained that the owner would like to divide the lot into 4 individual lots. He is proposing two single family homes, one on Lot 2 and one on Lot 4. Each house would have private leach, individual septic system, separate driveway and proposed pond. They have received comments from the Engineer. The DRC was sent in on September 13.

Attorney Ken Licht stated that per code 520-65B this application would be considered a reapplication sketch conference.

Town Engineer J.P. Schepp stated that the subdivision name has already been used, the pond setbacks should meet code, Lots 1 and 3 should have a “not approved for building” note added to the plans, the Conservation Overlay District should be added to the map, site distances should be added, grading added, plan notes should be added, contours added, pond setbacks addressed and the plans need to be stamped.

A motion was made by Tom Jensen, seconded by Judy Hazen to schedule a Public Hearing for the Ketchum Corner Subdivision for November 5, 2012 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

### **CONSERVATION DEVELOPMENT PERMIT APPROVAL**

**MR. AND MRS. SAWYKO**

**7678 NEWCO DRIVE**

Mr. Sawyko was present seeking Conservation Development Permit approval for an 18' x 40' garage and covered porch addition located at 7678 Newco Drive. Mr. Sawyko explained that they were referred to the Zoning Board for variances. The variances were granted. They received their DEC permit. The addition is going to be on the west end of the existing house. No trees are being removed just some shrubs that they planted.

Tom Jensen questioned what the second story of the garage would be used for. Mr. Sawyko stated for storage.

There were no concerns.

A motion was made by Tom Jensen, seconded by Judy Hazen to grant Conservation Development Permit approval to Mr. and Mrs. Sawyko for an 18' x 40' garage and covered porch addition located at 7678 Newco Drive to expire one year after issuance of building permit. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Reeves aye, Tonery aye. Motion carried.

### **DISCUSSION**

Conservation Board member Jeanine Klopp stated that they have started counting the Emerald Ash trees in the right-of-ways in the town.

Town Board Liaison Dave Rose stated that they are working on the budget. They are advertising for a Bookkeeper and a volunteer Deputy Fire Marshal. Deadline for applications is Oct. 5 for both.

**ADJOURNMENT**

A motion was made by Mark Reeves, seconded by Peter Tonery to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin 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, November 5, 2012 at 7:30pm. Deadline for all fees is October 15, 2012 at 12:00 noon.**