

Hamlin Planning Board *Minutes*
Monday, December 3, 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 Liaison Dave Rose, Building Inspector Chad Fabry, Conservation Board members Jeanine Klopp, Ed Evans and Nick Kramer, Engineers Rich Maier, Darryl Mosher and Matt Tomlinson and residents Catherine Preston and Jean Randall.

A motion was made by Judy Hazen, seconded by Tom Jensen to approve the minutes from the November 5, 2012 meeting with the correction to the Laszewski Subdivision to be 35 acre parcel not a 5 acre parcel. Members polled Breslawski abstain, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

NOMINATIONS

A motion was made by Dave Martin, seconded by Judy Hazen to nominate Linda Morey for Chairperson for 2013. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey abstain, Reeves aye, Tonery aye. Motion carried.

A motion was made by Mark Reeves, seconded by Ron Breslawski to nominate Dave Martin for Vice Chairperson for 2013. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin abstain, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

ROBERT JONES

7560 SANDY HARBOR DR.

Robert Jones was present seeking Conservation Development Permit approval to construct an 8' x 20' front porch at 7560 Sandy Harbor Dr. and to relocate a 12' x 16' shed located at 7561 Sandy Harbor Dr. Mr. Jones explained that the DEC doesn't need to be involved with this application. He sent in new pictures of the shed location and porch.

Town Engineer J. P. Schepp stated that the shed location may require a setback variance and a variance for not being 10' from a residential building.

Building Inspector Chad Fabry stated that he could check the average setbacks but the distance between buildings does require a variance.

Conservation Board member Jeanine Klopp stated that it is consistent with the LWRP but she questioned the shed needing a DEC permit due to the wetlands. Mr. Jones stated that as long as the shed wasn't closer to the wetlands than the existing house then no DEC permit was required.

Attorney Licht stated that he had no additional issues.

Judy Hazen questioned if it was a screened porch. Mr. Jones stated yes it would be. Judy questioned if the porch would block the view of the neighbors. Mr. Jones stated that the porch shouldn't be an issue and he has talked to his neighbors already and they don't have any concerns.

A motion was made by Judy Hazen, seconded by Peter Tonery to refer this application to the Zoning Board of appeals for a setback variance and distance between structures variance for the shed located at 7561 Sandy Harbor Dr. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION
YANTY CREEK SUBDIVISION**

Rich Maier from DDS Engineers was present representing Mr. and Mrs. Speer seeking Simple Subdivision approval for the Yanty Creek Subdivision located at 1031-1147 Moscow Rd. Mr. Maier explained that they received necessary variances from the Zoning Board for the house and the pond and the pond setback has been added to the plan per request. The owners are just dividing the house off of the golf course parcel.

There were no concerns.

A motion was made by Peter Tonery, seconded by Tom Jensen to grant Simple Subdivision approval to Mr. and Mrs. Speer for the Yanty Creek Subdivision located at 1031-1147 Moscow Road. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION
RODAK SUBDIVISION**

Darryl Mosher from Schultz Associates was present representing Mr. and Mrs. Rodak seeking Simple Subdivision approval for the Rodak Subdivision located at 615 Church Rd. Mr. Mosher explained that the owners would like to combine the two lots together and create one lot. No structures are being proposed.

Attorney Ken Light questioned if the DRC comments had been received back. They have been received and there were no issues.

A motion was made by Dave Martin, seconded by Judy Hazen to grant Simple Subdivision approval to Mr. and Mrs. Rodak for the Rodak Subdivision located at 615 Church Rd. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

JEAN RANDALL

6440 SHORE ACRES

Mr. Truesdale the contractor was present representing Jean Randall seeking Conservation Development Permit approval to reinforce the break wall located at 6440 Shore Acres. Mr. Truesdale stated that they received DEC permit approval.

There were no concerns.
It is consistent with the LWRP

A motion was made by Peter Tonery, seconded by Mark Reeves to grant Conservation Development Permit approval to Jean Randall for break wall reinforcement located at 6440 Shore Acres. Permit to expire 1 year from date of issuance. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

TOM VOELKL

6322 SHORE ACRES

Mr. Truesdale the contractor was present representing Tom Voelkl seeking Conservation Development Permit approval for break wall reinforcement with stone located at 6322 Shore Acres. Mr. Truesdale explained that due to the work being conducted above the shoreline no DEC permit is required for this project.

There were no concerns.
It is consistent with the LWRP.

A motion was made by Mark Reeves, seconded by Peter Tonery to grant Conservation Development Permit approval to Mr. Voelkl for break wall reinforcement located at 6322 Shore Acres. Permit to expire 1 year from date of issuance. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SITE PLAN APPROVAL
TODD STONE**

1780 ROOSEVELT HIGHWAY

Matt Tomlinson from Marathon Engineering was present representing Todd Stone seeking Site Plan and Conservation Development Permit approval for a 38' bridge over Moorman Creek located at 1780 Roosevelt Highway. Mr. Tomlinson explained that the owner purchased the lot with an existing barn. He would like to construct a 38' bridge over the creek so he can access the back portion of his property for maintenance. They plan to construct a house in the future. They have received the Engineer's comments and they will address them. They understand that the existing structure will require a variance since there is no primary structure on the lot. The lot was previously subdivided and the barn was separated from the house at that time.

Town Engineer J.P. Schepp stated that they received his comments. Building Inspector Chad Fabry stated that he doesn't have any concerns at this time. Conservation Board member Jeanine Klopp asked if the Conservation Overlay and tree locations could be added to the map. She also asked that the vegetative buffer be maintained along the creek as much as possible. Mr. Tomlinson agreed.

Ron Breslawski questioned the weight that the bridge would hold. Mr. Tomlinson stated it would be designed to hold 75,000 pounds per code. The Engineer has asked for additional information on the design. The bridge will be 12' wide.

Judy Hazen questioned if that was sufficient for a fire truck. It was answered yes it was.

Chairperson Linda Morey questioned if they were proposing a house at this time. Mr. Tomlinson stated not at this time.

Attorney Ken Licht stated that two variances would be required. A variance for an accessory structure without a primary structure and a variance for an accessory structure in front of the primary structure prior to the bridge approval.

A motion was made by Tom Jensen, seconded by Ron Breslawski to refer this application to the Zoning Board for necessary variances for 1780 Roosevelt Highway. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

DISCUSSION

The Board discussed referring applications to the Zoning Board and naming the necessary variances in the motion. Attorney Ken Licht stated that the minutes should reflect what happened and why an action wasn't taken. They should offer guidance for the applicant but the variances shouldn't be limited to what was discussed. Deadlines were discussed. Ken will look into the guidelines.

Town Board Liaison Dave Rose stated that the next Zoning Workshop is Thursday, Dec. 6 at 7:00pm. An agenda will be sent out. The next workshop will be Jan. 10 at 7:00pm.

Conservation Board member Jeanine Klopp stated that they would be having interviews for the opening on their Board on Tuesday prior to their meeting.

Tom Jensen stated that this will be his last Planning Board meeting. He is resigning from the Board. It has been a pleasure working with the Board. Linda Morey stated that he will be missed and he will be an asset to any of the Boards in Town. Tom wished everyone a Merry Christmas.

ADJOURNMENT

A motion was made by Mark Reeves, seconded by Judy Hazen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin 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, January 7, 2013 at 7:30pm. Deadline for all fees is December 17, 2012 at 12:00 noon.