

Hamlin Planning Board *Minutes*
Monday, July 1, 2013
7:30 pm

The regular meeting of the Hamlin Planning Board was called to order by Chairperson Linda Morey at 7:30 pm 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: Judith Hazen, Dave Martin, Linda Morey, Mark Reeves, Peter Toner, and Dave Wolfe. Steven Lauth – excused.

Also present: Chad Fabry Building Inspector, Jeanine Klopp and Ed Evans Conservation Board members, Ken Licht Support Board Attorney, J.P. Schepp Town Engineer, David G. Rose Town Councilperson, Sabine Frederick, Andre Dunbs(sp).

Residents: Eric Peters

Applicant representatives: David Matt, Douglas Heath, Richard Maier.

A motion to approve the June 3, 2013 minutes was made by Mark Reeves, seconded by Peter Toner with the following corrections: Page 7, merge all of Mr. O’Toole’s statements into one paragraph with quote marks regarding his comments on Mike –Matt Lands Partnership. On page 3, the change is “There are 17 combined parking spaces” regarding 1468 Lake Road East Fork

Members polled: Judith Hazen aye, Mark Reeves aye, Linda Morey aye, Dave Martin aye, Peter Toner aye and Dave Wolfe aye. Steven Lauth – excused. Motion carried.

AGENDA

**PRELIMINARY SUBDIVISION APPROVAL 1147 MOSCOW ROAD, HAMLIN
MIKE-MATT LANDS PARTNERSHIP**

Application for Preliminary Subdivision Approval at 1147 Moscow Road, Hamlin. Mike-Matt Lands Partnership seeking re-subdivision of the 5 acres on the Northwest corner (originally a component of the Jensen Subdivision Lot #10).

Douglas Heath attorney was present, representing the Mike-Matt Lands Partnership. Mr. Heath stated that he did appear before the Zoning Board of Appeals on June 17, 2013 as requested by the Planning Board at the June 3, 2013 Planning Board meeting. The Zoning Board had no action with the respect to the determination of Primary use. The sellers will comply with all permitted uses, and still want to subdivide off the parcel to the original Lot #10. The intent to sell the property is still on the table. The said property would then be put back on the tax rolls which will benefit the community. Any subsequent use either by Mike-Matt or prospective purchaser(s) would make application to either the Planning Board or Zoning Board of Appeals to obtain approvals for use of buildings in compliance with the zoning ordinance. The buildings will remain in their present condition. All we ask is for one thing only, draw a line and put it back in subdivision.

Linda Morey asked if the Board had any questions.

J.P. Schepp – no engineering concerns.

Ken Licht had no legal comments.

Jeanine Klopp, Conservation Board member, had nothing to add.

Chad Fabry had no concerns.

David Wolfe asked if it was approved tonight, what are the uses of the buildings from now until it is sold? Doug Heath responded that they will be maintained in current conditions and permitted uses. Any purchaser would have to make application to the Zoning Board of Appeals for a variance for any use that is not permitted in the RV-L district.

Ken Licht stated that Preliminary and Final Approval can be combined in motions, after a Public Hearing.

A motion was made by Mark Reeves, seconded by Dave Wolfe to schedule a Public Hearing before the Planning Board to be held on August 5, 2013 at 7:30pm for Preliminary Site Plan Approval at 1147 Moscow Road, Hamlin for Mike-Matt Lands Partnership seeking re-subdivision of the 5 acres on the northwest corner (originally Jensen Lot#10).

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves nay, Peter Tonery aye, and Dave Wolfe aye. Steven Lauth – excused. Motion carried.

Douglas Heath interjected that his client is not opposed to any endorsement on the map that says use requires site plan approval, special permit or variance and will be subject to future permits and approvals from the Town as necessary.

Ken Licht responded yes.

AGENDA

COMMERCIAL SITE PLAN APPROVAL

**SABINE FREDERICK
832 MOSCOW ROAD, HAMLIN**

Application for Sabine Frederick seeking Commercial Site Plan approval for an Air Soft Field business located at 832 Moscow Road, Hamlin called River City Air Soft.

Sabine Frederick represented herself and addressed concerns from the Board.

Linda Morey asked if the bridge suggested by the Conservation Board was on the new site plan. She thought it was going to be more behind the building. Sabine stated that the bridge is in a location where it is easier to cross. Jeanine Klopp said that the bridge is fine where it is drawn. Linda Morey asked if the soil sample report had come back. Chad responded with the MSDS sheets. He made them available very early in this preceding and he will send the information again. What about port-a-pottys? Sabine answered that they will remove and replace once a week. They will be located in back, between the buildings. The buildings will not be available for that specific use by the patrons of the business.

Linda Morey asked the Board if they had any additional questions.

J.P.Schepp had no engineering concerns.

Conservation Board member, Jeanine Klopp asked about the netting for a buffer.

Ken Licht had no concerns.

Chad Fabry had no comments.

Mark Reeves also asked about the netting to be put up along the lot line as a buffer from intrusions when the business is not in operation.

Jeanine Klopp was worried about the kind of netting as the property is in a flyway. Sabine responded that the netting would be 6 ft. tall.

Linda Morey asked if the netting would rim the entire property. Sabine responded yes, that could be done for the entire property.

Linda Morey asked if Sabine would be ready for a Public Hearing next month. Sabine responded yes.

Peter Tonerly asked if the property to the East was owned by Speer. Sabine responded no. Linda Morey stated there are different owners on the edges of the property. Ken Licht said that they were sufficiently identified.

A motion was made by Dave Wolfe, seconded by Dave Martin to schedule a Public Hearing before the Planning Board to be held on August 5, 2013 at 7:30 pm for Commercial Site Plan Approval for Sabine Frederick, River City Air Soft located on 832 Moscow Road, Hamlin.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonerly aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

AGENDA

PRELIMINARY AND FINAL LOT COMBINATION

ROY & MARTHA DEROSIA 3800 ROOSEVELT HIGHWAY, HAMLIN

Application for "Preliminary and Final" Single Lot Subdivision Approval (Lot Combination) and Relief from Public Hearing pursuant to Town Code §520-66J(2) for property located at 3800 Roosevelt Highway, Hamlin. Roy and Martha Derosia are seeking a Subdivision/Lot Combination.

David Matt from Schultz Associates represented Roy and Martha Derosia.

We are seeking a lot combination for a parcel located at the corner of Redman Road and Roosevelt Highway. It will be merging 1 parcel into another totaling 55 acres. It is in the R-VL district. There were no county comments needed.

Linda Morey asked for comments from the Board. No comments.

J.P. Schepp had no engineering concerns.

Conservation Board had nothing to add.

Ken Licht had no legal concerns.

Chad Fabry had no comments.

A motion was made by Dave Martin, seconded by Peter Toney to grant “Preliminary and Final” Approval and relief from Public Hearing pursuant to Town Code §520-66J(2) for the application of Roy and Martha Derosia seeking a Lot combination located at 3800 Roosevelt Highway, Hamlin. This is a Type II Negative SEQR. No county comments were needed.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

AGENDA

SIMPLE SUBDIVISION APPROVAL

**DUANE A. & CHERIE K. ROCKOW
KIMBERLY S, BYRON**

3947 & 3935 BRICK SCHOOLHOUSE ROAD, HAMLIN

Application for Rockow-Byron Subdivision “Preliminary and Final” Subdivision Approval at 3947 & 3935 Brick Schoolhouse Road, Hamlin. Duane A. & Cherie K. Rockow and Kimberly S. Byron are seeking a Simple Subdivision.

Richard Maier from LaDieu Associates represented the Rockows and Kimberly S. Byron.

This is simply a lot line adjustment. There was no need for county comments concerning this application and were not sent for.

Linda Morey asked for Board comments. No comments.

J.P. Schepp had no engineering concerns.

Ken Licht had no legal issues.

Conservation Board no comments.

Chad Fabry had no concerns.

A motion was made by Mark Reeves, seconded by Judith Hazen to approve the application of Duane A. & Cherie K. Rockow and Kimberly S. Byron for a “Preliminary and Final” Simple Subdivision Approval and relief from Public Hearing pursuant to Town Code §520-66J(2) at 3947 & 3935 Brick Schoolhouse Road, Hamlin. This is a Type II Negative SEQR. No county comments were needed.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

AGENDA

SIMPLE LOT SUBDIVISION

**DAVID & VICTORIA GRAHAM
SCOTT & JOAN HOUGH
153 & 129 HAMLIN CENTER ROAD, HAMLIN**

Application for Graham-Hough Subdivision “Preliminary and Final” Subdivision Approval at 153 & 129 Hamlin Center Road, Hamlin. David & Victoria Graham and Scott & Joan Hough are seeking a Simple Lot Subdivision.

The County comments are back.

Linda Morey asked if there were any comments from the Board. There were no comments.

J.P. Schepp had no engineering concerns.

Conservation Board no comments.

Ken Licht stated that this application should have 2 separate motions. One for Hough and one for Graham, for a lot line adjustment.

Chad Fabry had no comments.

A motion was made by Dave Martin, seconded by Peter Tonery to grant “Preliminary & Final” Approval and relief from Public Hearing pursuant to Town Code §520-66J(2) for the Graham-Hough Subdivision located at 153 Hamlin Center Road, Hamlin. This is a Type II Negative SEQR. County comments are in.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

A motion was made by Dave Martin, seconded by Peter Tonery to grant “Preliminary & Final” Approval and relief from Public Hearing pursuant to Town Code §520+66J(2) for the Graham-Hough Subdivision located at 129 Hamlin Center Road, Hamlin. This is a Type II Negative SEQR. County comments are in.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toner aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

DISCUSSION

Dave Rose reported from the Town Board. There was a request for Town Board resolution to approve the Department of State online training courses “Planning Board Overview” and “Zoning Board of Appeals Overview” as acceptable towards the 4 hours of annual continuing education required for support board members. Each board member would receive a certificate for course completion. Linda Morey stated that it is a nice option.

ADJOURNMENT

A motion was made by Mark Reeves, seconded by Dave Wolfe to adjourn tonight’s meeting.

Members polled: Judith Hazen aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toner aye, and Dave Wolfe aye. Steven Lauth excused. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, August 5, 2013 at 7:30 pm. Deadline for fees is July 16, 2013.