

Hamlin Planning Board *Minutes*
Monday, January 6, 2014
7:30 p.m.

The regular scheduled meeting of the Town of Hamlin Planning Board was called to order by Linda Morey at 7:30 p.m. at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The location of the fire exits and AED were explained for those present. It was asked that all pagers and cell phones be turned off.

Members present: Judith Hazen, Steve Lauth, Dave Martin, Linda Morey, Mark Reeves, Peter Tonery, and Dave Wolfe.

Also present: Ken Licht Town Attorney, Chad Fabry Building Inspector, and Jeanine Klopp Conservation Advisory Board Member.

Resident representative: Douglas Heath Attorney.

Residents: Greg Whelehan, Nick Kramer, Ed Evans, and Clayton Champion.

A motion was made by Mark Reeves, seconded by Judith Hazen to nominate and appoint Linda Morey as the Chairperson of the Town of Hamlin Planning Board for 2014.

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

A motion was made by Peter Tonery, seconded by Steve Lauth to nominate and appoint Dave Martin as Vice Chairperson for the Town of Hamlin Planning Board for 2014.

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

A motion to approve the December 2, 2013 meeting minutes as presented was made by Judith Hazen, seconded by Dave Wolfe.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Mark Reeves aye, Linda Morey aye, Peter Tonery aye and Dave Wolfe aye. All in favor. Motion carried.

Proof of Publication

Chad Fabry read the proof of publication. Chad Fabry replaced the clerk in her absence.

PUBLIC HEARING
SINGLE LOT SUBDIVISION

MICHAEL LASZEWSKI
60 & 100 KETCHUM ROAD, HAMLIN

Application for Michael Laszewski for "Preliminary and Final" Approval pursuant to Town Code§520-66 for the re-subdivision of Lot 3 of the Laszewski Subdivision to create Lots R-3A and R-3B and for Site Plan Approval pursuant to Town Code§520-65 for single family residences on Lots 1 and R-A of the Laszewski Subdivision for premises located at 60 & 100 Ketchum Road, Hamlin in an R-VL zoning district.

Chris Schultz of Schultz Associates represented Michael Laszewski before the Board.

We are asking to create lots R-3A and R-3B out of the original lot 3 located at 60 & 100 Ketchum Road, Hamlin.

Chairperson Linda Morey opened the Public Hearing.
She asked for any person/s with comments to state their name and address. There were no public comments.
There were no additional comments from Ken Licht, Chad Fabry, or the Conservation Board.
Chairperson Linda Morey closed the Public Hearing.

A motion was made by Dave Martin, seconded by Steve Lauth to grant “Preliminary” approval for Lots R-3A and R-3B of the Laszewski Subdivision located at 60 & 100 Ketchum Road, Hamlin. This is a Type II Negative SEQR.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney aye, and Dave Wolfe aye. All in favor. Motion carried.

A motion for “Final” approval was made by Dave Wolfe, seconded by Judith Hazen.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney aye, and Dave Wolfe aye. All in favor. Motion carried.

PUBLIC HEARING
SPECIAL USE PERMIT

GREG WHELEHAN
2222 BRICK SCHOOLHOUSE ROAD, HAMLIN

Application for Greg Whelehan for a Special Use Permit pursuant to Town Code§520-67 to operate a K-9 training business in an accessory building at 2222 Brick Schoolhouse Road, Hamlin a use in the R-VL zoning district which requires a Special Use Permit pursuant to Town Code§520-11(3)(c).

Greg Whelehan represented himself before the Board.

The business will consist of K-9 training, obedience training and boarding. The building is 31 x 46 in size. The barn has adequate drainage, a furnace and air conditioning. The hours during the week will be 3:30 – 7:30 p.m. It will be in operation on Sat. and Sun. from 7:00 a.m. – 7:00 p.m. There will be a maximum of 10 dogs on premises per day. The duration of any one dog on premises will be 2 – 4 weeks. They will be on leashes when they are inside.

Chairperson Linda Morey opened the Public Hearing.
She asked for any person/s comments to state their name and address. There were no public comments.
Chairperson Linda Morey closed the Public Hearing.

There were no additional comments or concerns from Attorney Licht, Chad Fabry, or the Conservation Board.

A motion as made by Dave Wolfe, seconded by Mark Reeves to grant a Special Use Permit for Greg Whelehan pursuant to Town Code§520-67 to operate a K-9 training business in an accessory building at 2222 Brick Schoolhouse Road, Hamlin a use in the R-VL zoning district which requires a Special Use Permit pursuant to Town Code§520-11(3)(c) with the conditions that the dogs be leashed when out of the barrier, the maximum number at any time is 10 dogs, the duration of care is not to exceed 2-4 weeks, no more than 1-2 customers per day, and no harboring of dangerous dogs. A privacy fence will be added as money permits.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. All in favor. Motion carried.

AGENDA

SIMPLE SUBDIVISION APPROVAL

**MIKE-MATT LANDS PARTNERSHIP
310 & 360 JACOBS ROAD, HAMLIN**

Application for Mike-Matt lands partnership seeking Simple Subdivision Approval pursuant to Town Code §520-66(J)(1) for the re-subdivision of Lot 2 of the West Winds Subdivision and the adjoining lands to the east, to new subdivision lots R-2A and R-2B as shown on the instrument survey map for premises located at 310 & 360 Jacobs Road, Hamlin located in a R-VL zoning district.

Attorney Douglas Heath was present representing the project.

Linda Morey asked if this was really just a lot line adjustment rather than a subdivision. He agreed that it is. There are no plans for any development on this property at this time. Mr. Heath commented that any further use would need to come back to the Planning Board for approval. Although the paperwork was filled out to be sent to the county for their comments it was not mailed.

Mr. Licht, Mr. Fabry, and the Conservation Board had no additional comments or concerns.

A motion was made by Dave Martin, seconded by Peter Tonery to grant approval for a lot line adjustment pursuant to Town Code §520-66(J)(1) for premises located at 310 and 360 Jacobs Road, Hamlin in a R-VL zoning district. The need for a Public Hearing was waived and no county comments are needed. This is a Type II Negative SEQR.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. All in favor. Motion carried.

SKETCH CONFERENCE

BINGO HALL

**CLAYTON CHAMPION
412 HAMLIN CLARKSON TOWN LINE ROAD, HAMLIN**

Hamlin resident Clayton Champion representing the Hamlin Hornets is seeking to start a new Bingo establishment located in an old plaza located at 412 Hamlin Clarkson Town Line Road, Hamlin. In looking at the sketch of the building it was determined that the rest rooms are too small and are not handicap accessible. The building would be used for Bingo and meetings. Also, the attorney wanted a larger scale site plan which outlined the exact placement of his area in relationship to the entire building. Mr. Wolfe asked if he had approvals for Games of Chance and he said he did. He also commented that there should be additional handicap parking spaces because many senior citizens liked to play Bingo and might have handicap parking stickers. Mr. Champion felt he could be ready for next month's meeting on February 3, 2014.

DISCUSSION

Town Board member Dave Rose stated that the Town Board meetings will now meet twice a month. It is anticipated that they will be held on the 2nd Monday of the month and either the 4th or 5th Wednesday of the month. The second meeting would be for bill paying unless there were other pressing matters to be discussed. The notice to advertise for a new attorney was not posted in December as requested but would now be posted next week with deadline for applications now established as January 24, 2014.

Conservation had nothing else to report.

Mr. Reeves suggested we postpone setting the monthly application deadlines for 2014 until the Clerk is in attendance.

ADJOURNMENT

A motion was made to adjourn tonight's meeting by Mark Reeves, seconded by Dave Wolfe barring no further business.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Boards

The next scheduled meeting of the Town of Hamlin Planning Board will be held on Monday, February 3, 2014 at 7:30 p.m. Deadline for all applications and fees is Wednesday, January 21, 2014.