

PUBLIC HEARING
August 14, 2007
Local Law amending Chapter 125-31

A Public Hearing was held in the Hamlin Town Hall located at 1658 Lake Rd., Hamlin, New York on August 14, 2007 at 6 pm.

Present: Councilperson Michael Marchetti, Councilperson Paul Rath, Councilperson David Rose, and Supervisor Dennis Roach

Also present: Conservation Bd. Member Tom Breslawski, Planning Bd. Member Tom Jensen, Zoning Bd. Chairman Norman Baase, Code Enforcement Officer B. J. Maier. No one from the public was in attendance.

Supervisor Roach called the public hearing to order for a Local Law to amend Chapter 125-31 of the Code of the Town Of Hamlin (Zoning Code Chapter), entitled SR District (Shoreline Residential) by repealing subparagraphs C(1) and C(2) of Section 125-31 and replacing with new subparagraphs. Proof of publication was available.

Supervisor Roach expressed his appreciation to Dave and each of you on the committee from the Zoning workshop for their research and hard work.

Supervisor opened the floor for any questions. Councilperson Rath brought up from the Conservation Bd. aspect discussion on septics and the problems with the cramped area for parking. Councilperson Rose agreed with Councilperson Rath on the septic. Norman Baase mentioned documentation on septics and someone will know about it if it isn't working.

Conservation Bd. member Breslawski concerned on the local policy and where is the tipping point.

Supervisor Roach read the minimum setback proposed in the law that the setbacks shall be determined by the Planning Board as part of the site plan with 2 b(1) stating the minimum setbacks necessary to provide for appropriate drainage and sanitary disposal. How do you base that decision? How do you decide that the minimum setback has been achieved? Conservation Bd. member stated the County regulates or makes the recommendation. Councilperson Rath asked if they are going from a single family to four bedrooms. Code Enforcement Officer stated it goes on the number of the bedrooms. When the plans are brought in they are looked at. Code Enforcement Officer said he would call the County. The location of the parking spaces as they enlarge their house was also mentioned by the Code Enforcement Officer.

Supervisor Roach read from C(2)(a) and it says again(2)(b)(1) setback what is the Planning Board basing that on? Planning Bd. Member Tom Jensen stated the Planning Board will have to see something from the County. Supervisor Roach asked if that was something being done now. Planning Bd. member Tom Jensen stated he would like to

see something in there in the procedures. Councilperson Rath asked is there something we could add. What additional considerations need to be done? Councilperson Marchetti stated can we ask for new builds. Attorney Licht stated I think it could be added. There is nothing for an addition stated Councilperson Marchetti. Planning Bd. Member Tom Jensen stated many don't even know. Councilperson Rath suggested that we should get the County to come out. Zoning Bd. Chairman Norman Baase stated that leach fields are determined by the number of bedrooms. Supervisor Roach asked can we add something with regards to change of number of bedrooms? Councilperson Rath asked for the County to come out when there is a change of square footage to be consistent with the LWRP. Don't know if they will do it. Code Enforcement Officer stated some septic locations especially those who have been signed off and permit issued are on file at the County. Town Clerk stated we haven't got back comments on our referral, so additional comments may be coming.

They would like to have something in the regulations. Attorney Licht will add a new paragraph to address additions.

Upon a request by Councilperson Rath and a second by Councilperson Rose, Supervisor Roach closed the Public Hearing at 6:19 pm.

Respectfully submitted,

Kathi A. Rickman, RMC/CMC
Hamlin Town Clerk