

Hamlin Planning Board *Minutes*
Tuesday, January 3, 2006
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairman James Nesbitt at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road Hamlin, New York. The location of the fire exits was explained for those present.

Present: Ralph Della Rocco, Dane Emens, Judith Hazen, Dave Martin, Linda Morey, James Nesbitt and Chris Schlieter.

Also present: Support Boards Attorney Charlie Welch, Town Engineer J.P. Schepp, Town Board Liaison Dave Rose, Town Supervisor Denny Roach, Councilperson Mike Marchetti, Building Inspector Dick Bauman, Conservation Board member Craig Goodrich, Town Justice Dick Moffett, Tom Jensen, Nancy Jennejahn, Honey DeLapa, Irene Frediani and several other interested residents.

A motion was made by Chris Schlieter, seconded by Linda Morey to approve the minutes from the December 5, 2005 meeting as presented. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter abstain. Motion carried, minutes approved.

The Clerk read Proof of Publication

PUBLIC HEARING

**SPECIAL USE PERMIT APPROVAL MERRILEE MAC WILLIAM
TWO FUNNY QUILTERS 2127 BRICK SCHOOLHOUSE ROAD**

Merrilee Mac William was present to seek Special Use Permit approval for a Quilt Finishing Shop in her home located at 2127 Brick Schoolhouse Road. Mrs. Mac William explained that this would be a business with her niece located in the basement of her home. She has a 12' table in the basement with a large free moving sewing machine on it that she would be using. It doesn't create any loud noise and uses a regular outlet. The business would be by appointment only. There could be occasional pick-ups or drop offs but most of the exchanges would be done at another location. Rolls of batting would be delivered twice a year.

Ralph Della Rocco questioned what would be dropped off at the house. Mrs. Mac William explained that three pieces of the quilt would be dropped off, the top quilt, the batting and the bottom fabric and then she would put them all together and return a finished product. A sample was shown.

Ralph Della Rocco asked if the sewing machine was programmable. Mrs. Mac William stated no the sewing was done manually it is not a computer based machine.

At this time Chairman James Nesbitt opened the Public Hearing and asked if there was anyone present to speak for or against this proposal.

Irene Frediani of 146 Hamlin Clarkson Townline Road stated that she thought the Quilt Finishing Shop would be a great idea.

Janet Turpyn of 2180 Brick Schoolhouse Road questioned if the business would affect the outside of the property at all. Mrs. Mac William stated that it would not have any effect on the outside of the property and the business would not cause any loud noise.

At this time Chairman James Nesbitt closed the Public Hearing.

A motion was made by Linda Morey, seconded by Dane Emens to grant Special Use Permit approval to Merrilee Mac William of 2127 Brick Schoolhouse Road for a Quilt Finishing Shop called Two Funny Quilters. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

Chairman James Nesbitt told Mrs. Mac William that now she needed to pay for the Special Use Permit and have an inspection done by the Building Inspector.

**SPECIAL USE PERMIT
IN-LAW APARTMENT**

**RICK BOWER
21 COUNTRY CREEK LANE**

Rick Bower was present to seek Special Use Permit Approval for an in-law apartment located at 21 Country Creek Lane. Mr. Bower explained that this would be a new build and the buyers are requesting that it have an in-law apartment for the Grandmother that lives with them.

Linda Morey asked how many rooms the in-law apartment would have. Mr. Bower stated that it would have 3 rooms and would be about 600 sq. ft. The location of the apartment was asked. Mr. Bower stated that it would be located behind the garage. Linda Morey asked if there was a house there now. Mr. Bower stated no this would be a new build.

Dane Emens questioned the minimum house size requirements. Mr. Bower stated that the entire house would meet the requirements. The in-law apartment would only be 600 sq. ft.

Chairman James Nesbitt questioned if the apartment would have a separate exit. Mr. Bower stated yes it is located on the plans where it says stairway.

A motion was made by Chris Schlieter, seconded by Dane Emens to schedule a Public Hearing for February 6, 2006 at 7:30pm for Mr. Bower seeking Special Use Permit Approval for an in-law apartment located at 21 County Creek Lane. Members polled

Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

Chairman James Nesbitt explained to Mr. Bower that he needed to have 12 copies with the location of the apartment and the fee into the Clerk by January 23, 2006.

DISCUSSION

Larry Gursslin was present to discuss the status of Heritage Woods. Mr. Gursslin explained that they have hired a new engineer for the project LaDieu Associates and they plan to be on the March agenda for Preliminary Approval. Mr. Gursslin explained that this project would be a Homeowners Association and prior to moving in it would need to be filed with the State of New York. Attorney Welch explained that the Planning Board would not need to see the Homeowners Association document. Mr. Gursslin explained that the approval process would actually require 4 steps. After Concept, Preliminary and Final approvals were granted they would need to come back to the Board for another Final approval when a unit was sold to create another separate tax account number.

Attorney Welch explained that the homeowner would only be purchasing the footprint of the house so they would only be taxed on the footprint of the house not the land. That is why a separate tax account number would need to be created.

Chris Schlieter asked about an Administrative Approval. Attorney Welch stated that the Zoning Committee is looking into that.

Town Engineer J.P. Schepp asked if there would be a set number of styles. Mr. Gursslin stated that they were looking into about 7 different styles. The one style that was passed out would cost about \$130,000. It is one of the lower priced models. A list of interested people was also passed out.

Chris Schlieter stated that the condo use verses what has been proposed is a concern. Mr. Gursslin stated that he would leave the condo discussion to the Attorney. In Unionville Station taxes are very important. If it's a condo the taxes are significantly less. The project was not designed to bring in revenue for the Town.

Chairman James Nesbitt stated that even if the taxes were less for the condo the homeowner would still be responsible to pay Association dues on a yearly basis so it would not be such a great savings. Mr. Gursslin stated that is right.

Dave Martin asked who is responsible for the maintenance. Mr. Gursslin stated that it would be in the Association contract. Mr. Gursslin also stated that you would have to belong to the Association to live in Heritage Woods.

Town Engineer J.P. Schepp asked if dedicated roads, water and sewer were still planned. Mr. Gursslin stated yes.

Ralph Della Rocco asked if the requirements of the Association were determined yet. Mr. Gursslin stated no it takes about 6 months and then it needs to go to the Department of State for approval. Mr. Gursslin also stated that no shed or pool permits would be issued in Heritage Woods.

Chairman James Nesbitt told Mr. Gursslin that they appreciated him coming in with the update and that he was welcome to come any time for discussion. However, there would be no private meetings to discuss the project. The Board is a team and they will hear the

information together and make their decisions based on all of the information given. Also there is some concern about the vegetation that is being removed from the site. Mr. Nesbitt stated that they need approval to remove dirt and vegetation from the property. The approved easement that goes through the entranceway to the other lot that is zoned R-M is also a concern if that property is developed it could generate a lot of traffic through Heritage Woods. Mr. Nesbitt asked about the increased traffic in the future. Mr. Gurslin stated that the trees were removed from the property due to surveying purposes. In regards to the entrance they had requested 2 entrances but the State will only allow one so they are looking into asking for a split driveway at that location. Right now they are working with the State on the width.

Mr. Gurslin thanked the Board.

DISCUSSION

Chairman James Nesbitt stated that copies of handouts that are being used for check lists for Site Plan and Subdivision approvals was mailed out in everyone's packet. The checklists were created to make it easier for everyone. If anyone sees any changes that should be made let the Board know.

Chairman James Nesbitt asked if Conservation Board member Craig Goodrich had anything. Mr. Goodrich stated nothing at this time.

Chairman James Nesbitt asked if Town Board Liaison Dave Rose had anything. Mr. Rose stated that the next Zoning Committee meeting would be January 18, 2006 at 7:00pm. At the Organizational meeting it was approved that the Support Board and Advisory Board members only miss two meetings a year or need to ask for reappointment and also that they must attend 3 educational units a year. Examples would be training sessions or seminars. One unit equals one hour.

Linda Morey questioned absent or excused absences. Mr. Rose stated that they are just trying to encourage members to attend all of their scheduled meetings a year.

Chris Schlieter asked about other job obligations that effect attendance. Town Supervisor Denny Roach stated that he would be able to explain the circumstances of the absences.

Mr. Rose also stated that he would be the Planning Board Liaison for 2006 and wished everyone a Happy New Year.

Chairman James Nesbitt congratulated Town Supervisor Denny Roach and Deputy Supervisor Mike Marchetti.

ADJOURNMENT

A motion was made by Linda Morey, seconded by Judith Hazen to adjourn tonight's meeting barring no further business. Members polled Della Rocco aye, Emens aye, Hazen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter 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, February 6, 2006 at 7:30pm. Deadline for all fees if January 23, 2006 at 2:00pm.