

Hamlin Planning Board *Minutes*  
Tuesday, January 2, 2007  
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. The location of the fire exits and AED was explained for those present.

Present: Dane Emens, Judith Hazen, Tom Jensen, 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, Highway Superintendent Tom Ingraham, Building Inspector B.J. Maier, Conservation Board member Craig Goodrich, Aaron LaFaro, Kevin Clark and several other interested residents.

A motion was made by Linda Morey, seconded by Dane Emens to approve the minutes from the December 4, 2006 meeting as presented. Members polled Emens aye, Hazen abstain, Jensen abstain, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, minutes approved.

*The Clerk read Proof of Publication*

**PUBLIC HEARING**

**PRELIMINARY SITE PLAN APPROVAL**

**KEVIN CLARK**

**5733 WAUTOMA BEACH ROAD**

Kevin Clark was present to seek Preliminary Site Plan approval for the conversion of the existing garage located at 5733 Wautoma Beach Road into a 2-story single-family house. Mr. Clark stated that the existing cottage would be removed and the existing septic system would be used for the new house. Existing lot lines would remain the same. Mr. Clark stated that they have received variances and have addressed all other concerns. Town Engineer J.P. Schepp stated that final grading needed to be shown on the Final Plans as requested. A signature block needs to be added to the Final Plan and it needs to be stamped and signed also.

At this time Chairman James Nesbitt opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairman James Nesbitt closed the Public Hearing.

Chairman James Nesbitt asked Conservation Board member Craig Goodrich if they had any concerns with the project. Mr. Goodrich stated that they did review the site and had the following concerns:

1. Where is the material and debris being removed to and verification is needed for the Building Inspector's files
2. Septic tank size and pump size verification given to the Building Department.
3. Deed restriction that lot can never be subdivided.
4. As lot is entirely in flood zone that gutters will be installed on garage and proper runoff procedures will be employed to alleviate runoff issues especially on east side of house.
5. Concerned over garage being a safe structure to live in.

Mr. Clark stated that the septic system was inspected by Monroe County Health Department when it was installed. Mr. Goodrich requested that a copy of the approval be given to the Building Department.

Chairman James Nesbitt asked the Building Inspector B.J. Maier if he had any concerns. Mr. Maier stated he had no concerns at this time but he would need to inspect the footers and all other inspections would need to be completed. Judith Hazen asked if it was a new septic system. Mr. Clark stated in 2001 it was entirely redone and inspected by the County. The County will not inspect existing systems. Mr. Maier stated that he would need certification from the County. Chairman James Nesbitt asked if the lift pump had a warning light. Mr. Clark stated that one would be added in case it malfunctions. Dave Martin asked if he had a spare pump available. Mr. Clark stated no a spare one is not required. Mr. Martin recommended getting one. Mr. Goodrich asked what type of pump was used. Mr. Clark stated it was a Liberty Pump.

A motion was made by Linda Morey, seconded by Judith Hazen to grant Preliminary Site Plan approval for the application of Kevin Clark for the conversion of an existing garage located at 5733 Wautoma Beach Road into a 2-story single-family house. This is a Type I Negative Declaration SEQR determination. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

Chairman James Nesbitt asked if there were any other engineering concerns. Town Engineer J.P. Schepp stated that those items mentioned needed to be added to the plans. Attorney Welch stated that a septic inspection completed by a licensed professional was needed and final grading needed to be noted. Mr. Clark asked if the final grading could be added to the final instrument survey when complete. J.P. Schepp stated that was acceptable.

A motion was made by Chris Schlieter, seconded by Linda Morey to grant Final Site Plan approval for the application of Kevin Clark for the conversion of an existing garage located at 5733 Wautoma Beach Road into a 2-story single family house with the stipulations that the debris from the demolition be properly removed from the site and verification given to the Building Department, the septic tank inspection completed, final grading shown on final survey, signature block added to plans, plans stamped and signed. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

**LOT COMBINATION  
RAY AND LISA O'DELL**

**140 WESTPHAL DRIVE**

Daryl Moser from Schultz Associates was present to represent Ray and Lisa O'Dell seeking a simple lot combination located at 140 Westphal Drive. Mr. Mosher explained that they want to combine two separate lots to make one conforming lot. Attorney Welch stated that this would qualify as a simple lot combination recently adopted by the Town Board. Town Engineer J.P. Schepp stated there were no engineering concerns.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant Final lot combination approval to Ray and Lisa O'Dell for the Reilly Re-Subdivision to combine tax account numbers 007.090-02-002 and 007.030-01-001 located at 140 Westphal Drive waiving all other subdivision procedures pursuant to Town Code. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

**CONCEPTUAL SITE PLAN APPROVAL  
UNION SUBDIVISION**

**2210 MON. ORL. CO. LN. RD.**

Rich Maier was present to represent Edward White seeking Conceptual Site Plan approval for a 5-lot subdivision located at 2210 Monroe Orleans County Line Road called Union Subdivision. Mr. Maier stated that no improvements are being proposed at this time. One lot would consist of the existing farm with out buildings.

A motion was made by Linda Morey, seconded by Dane Emens to grant Conceptual Site Plan approval to Edward White for Union Subdivision located at 2210 Monroe Orleans County Line Road. A Public Hearing will be scheduled for February 5, 2007 at 7:30pm. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

**DISCUSSION**

Chairman James Nesbitt welcomed Tom Jensen to the Board and briefly covered policies and procedures.

Chairman James Nesbitt informed everyone of the new 4-hour training requirement. He also stated that the course has to be approved by the Town Board. He mentioned that the Comprehensive Master Plan was complete and was coming before the Town Board for approval next week. It is very good information and is available on the website for everyone to read. He mentioned some training opportunities and a packet on Storm water information from the Conservation Board if anyone was interested.

Linda Morey stated that in the past a joint training session was suggested. Chairman James Nesbitt stated that he didn't think anything materialized with that. In the past they attended a SEQR training session that was great. They would have to set something up and take it to the Town Board for approval.

The Vice Chairman position was discussed. Linda Morey nominated Chris Schlieter for Vice Chairman and Judith Hazen seconded it. Chris Schlieter denied the nomination. Chairman James Nesbitt suggested everyone think about it and they would vote next month.

Town Board Liaison Dave Rose stated that he would be the liaison for 2007. A resolution was made authorizing Support Board Chairs to designate excused with pay to members that miss a meeting due to illness or emergency. Maximum allowed absences is two for 2007. More than two the member must request reappointment. Four hours of continuing education will be required for all support board members. The next Zoning Code review meeting will be on January 16, 2007 at 6:00pm and the Wind Tower Committee meeting will be January 16, 2007 at 7:00pm. On January 20, 2007 they will be painting the gym if anyone is interested in helping out.

Tom Ingraham mentioned that he received a letter from the Storm water coalition stating that they wanted to do a presentation for the Planning Board. Mr. Nesbitt stated that he wasn't contacted by anyone but would be interested. Mr. Ingraham stated that he would contact them to set something up. Mr. Nesbitt stated that the Conservation Board talked to the DEC about doing a presentation also.

### **ADJOURNMENT**

A motion was made by Chris Schlieter, seconded by Dane Emens to adjourn tonight's meeting barring no further business. Members polled Emens aye, Hazen aye, Jensen 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 5, 2007 at 7:30pm. Deadline for all fees is January 22, 2007 at 2:00pm.**