

Hamlin Planning Board *Minutes*
Monday, August 6, 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: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board Liaison Dave Rose, Town Board member Mike Marchetti, Building Inspector B.J. Maier, Highway Superintendent Tom Ingraham and Conservation Board member Craig Goodrich.

A motion was made by Dave Martin, seconded by Dane Emens to approve the minutes from the July 2, 2007 meeting as presented. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter abstain. Motion carried, minutes approved.

Proof of Publication shown

PUBLIC HEARING

PRELIMINARY SITE PLAN APPROVAL

HIDDEN CREEK MOBILE HOME PARK COMMUNITY CENTER

Chris Schultz of Schultz Engineering was present to represent Morgan Management owners of Hidden Creek Mobile Home Park seeking Preliminary Site Plan approval for a Community Center located at 87 Drake Road. Mr. Schultz showed a plan for the layout of the building. He stated no changes were made from the last time they received approval in 2002. It was never built at that time. Just renewing approvals. The required water main will be completed. The building will be 2600 sq ft one story structure to the right of the entrance of the park. There will be parking spaces added and a sidewalk. Landscaping is proposed to shield the north side. There will be low-level lighting with a recessed box along the sidewalk.

Linda Morey asked for the interior layout of the building. Mr. Schultz stated that a layout was coming. Chris Schlieter questioned the mailboxes access and traffic concerns. Mr. Schultz stated that has been worked out so there aren't any issues. Chairman James Nesbitt asked how many people the community center meeting room would hold. Mr. Schultz asked the Fire Marshall. Chairman James Nesbitt asked the square footage of the meeting room. Mr. Schultz stated 2645 is the square footage of the building. 900 sq ft is the meeting room. The other offices are rental offices and maintenance offices not for the public. Linda Morey asked about equipment and supervision. Mr. Schultz stated that Morgan Management would supervise it. The intent of the building remaining a

community center not a sales office was discussed. Mr. Schultz stated it would be a community center with activities for the residents.

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

Ken Stevens of 77 Drake Road asked about plans for the old railroad bed. Mr. Schultz stated there were no plans for that. Mr. Stevens asked about lighting. Mr. Schultz stated that lighting along the sidewalk is proposed. Mr. Stevens asked how late the after hours usage would be. Mr. Schultz stated it would be up to the management. Normal operating hours would be 8-6. There wouldn't be any wild all night parties due to ordinances and neighbors in the park. Mr. Stevens asked about security of the building. Mr. Schultz stated that it is located in a very open and well lit area plus there will be staff there. Mr. Stevens asked if over night parking would be allowed. Mr. Schultz stated no it wouldn't be allowed. Mr. Stevens stated it is a very busy area with a lot of traffic.

Highway Superintendent Tom Ingraham questioned the swale on the north side. Mr. Schultz stated that was just an infiltration spot to handle drainage from the roof.

Pat Shannon of 276 Drake Road questioned the waterline extension. Mr. Schultz stated that part of the proposal includes the water line extension. He explained that the new water main would run down Drake Road to Roosevelt Highway. He explained that the developer would pay to have the main put in down Drake Road then the neighbors along Drake Road could request to hook into the line at their own expense after the line is dedicated to the town. The water main would probably be started in the winter. The building would be started in the fall. Chris Schlieter asked if the building would have to have a sprinkler system. Building Inspector B.J. Maier stated he would research that in the morning. Town Board Liaison Dave Rose stated that Town Board would be discussing the water main at their meeting next week.

At this time Chairman James Nesbitt closed the Public Hearing.

Town Engineer J.P. Schepp stated he reviewed the traffic, lighting, water supply, sewer disposal and storm water issues and there are no issues.

Tom Jensen questioned speed control. Mr. Schultz suggested speed bumps to control the speed.

A motion was made by Dane Emens, seconded by Tom Jensen to grant Preliminary Site Plan approval to Morgan Management for a Community Center located at 87 Drake Road. This is an unlisted Negative Declaration SEQR. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant Final Site Plan approval to Morgan Management for a community center located at 87 Drake Road with

the stipulation that research be done to determine if a sprinkler system is required. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

PUBLIC HEARING
PRELIMINARY SITE PLAN APPROVAL
HIDDEN CREEK MOBILE HOME PARK SECTION 6

Chris Schultz of Shultz Associates presented section 6 of the Hidden Creek Mobile Home Park. Mr. Schultz explained that it was basically the same plan as before with some upgrades. They added a storm water facility to the north, lift station upgrades and an emergency roadway. Mr. Schultz stated that they this will include the extension of the water main from Roosevelt Highway down Drake Road. This proposal consists of 65 units. Each lot will be 65' x 120'. It will be a loop street. Chris Schlieter stated that the re numbering issues has been addressed and there are no homes under the power lines. Mr. Schultz stated that those issues have been addressed. Tom Jensen questioned the emergency exit. Mr. Schultz stated it comes out on the access road from the pond to section 6. Town Engineer J.P. Schepp stated that the road is a private road not maintained by the town. Mr. Schultz agreed.

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

Highway Superintendent Tom Ingraham questioned where the water main would tie in. Mr. Schultz stated there would be two spots one at the north end at the existing main at Drake Road and one across Morgan's property to the south.

Dave Martin asked if the construction would take place prior to the completion of the water main. Mr. Schultz stated that the water main would go in first.

Chairman James Nesbitt asked if the Conservation Board had any concerns. Craig Goodrich stated that the Conservation Board has not reviewed the proposal yet.

Building Inspector B. J. Maier questioned the wetland area. He also requested that the Fire Department review a layout of the new section. Some discussion took place regarding the wetlands.

Town Engineer J. P. Schepp stated that he was waiting on some drainage calculations regarding the pond.

At this time Chairman James Nesbitt closed the Public Hearing.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant Preliminary Site Plan approval to Morgan Management for Section 6 of the Hidden Creek Mobile Home Park located at 87 Drake Road with the stipulation that no construction take place

on site without the water line installation. This is a Type 1 Negative SEQR determination. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

**SPECIAL USE PERMIT
GENE EICHAS**

33 ORCHARD AVENUE

Gene Eichas would like to have a Special Use Permit to have a Custom Order Sausage Shop located in his detached garage. He would like to have the business for when he retires. Chairman James Nesbitt stated this is zoned commercial. He asked about the waste removal. Mr. Eichas stated that waste is almost non-existent. It all goes into the product. There is no more than normal household waste. The garage will have running water. He will have a cooler in the garage. He would get a permit from the State. This would just be something on the side. Hours would be limited.

A motion was made by Chris Schlieter, seconded by Linda Morey to schedule a Public Hearing for Gene Eichas to have a Special Use Permit for a Custom Sausage Shop located at 33 Orchard Avenue for September 4, 2007 at 7:30pm. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

**SIMPLE LOT COMBINATION
ED DEMPSKI**

1497 WALKER LAKE ONTARIO ROAD

Rich Maier from Maier Land Surveying was present to represent Ed Dempski seeking simple lot combination to combine 1.371 acres to his existing lot located at 1497 Walker Lake Ontario Road. The owner plans to construct a barn on the property once its combined. The barn would be used to store his boat. Town Engineer J.P. Schepp questioned the shape of the parcel. Rich Maier stated that he wanted to leave the existing acres on the vacant lot for farming. Linda Morey questioned if there was enough room to get around the existing garage.

A motion was made by Linda Morey, seconded by Dane Emens to approve a simple lot combination to combine 1.371 acres to 1497 Walker Lake Ontario Road. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

DISCUSSION

Chairman James Nesbitt discussed the re-zoning of the Walker Lake Ontario Road proposal. The Town Board requested the Planning Board's comments. This proposal is not even a Concept drawing. Attorney Welch questioned the need for re-zoning. Town Board Liaison Dave Rose stated it does need to be re-zoned. Everything has to conform

with the Comprehensive Master Plan. This proposal does conform and is consistent with other housing developments and neighboring lots. There are no concerns.

ADJOURNMENT

A motion was made by Dane Emens, seconded by Linda Morey 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 Tuesday, September 4, 2007 at 7:30pm. Deadline for all fees is August 20, 2007 at 2:00pm.