

Hamlin Planning Board *Minutes*
Monday, October 1, 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 Supervisor Denny Roach, Town Board member Mike Marchetti, Highway Superintendent Tom Ingraham, Building Inspector B.J. Maier, Conservation Board members Craig Goodrich and Tom Breslawski and resident Irene Frediani.

A motion was made by Linda Morey, seconded by Tom Jensen to approve the minutes from the September 4, 2007 meeting as presented. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter abstain. Motion carried, minutes approved.

The Clerk read Proof of Publication

PUBLIC HEARING

SPECIAL USE PERMIT

F & B UPLAND BIRDS 2264 MONROE ORLEANS COUNTY LINE ROAD

Fred Paye was present representing himself and Bill and Janet Surridge seeking Special Use permit approval to operate a Pheasant Game Farm called F & B Upland Birds located at 2264 Monroe Orleans County Line Road. The revised code was approved by the State. Dane Emens asked if the owners had visited any other game farms that were similar. Mr. Surridge stated that game farms require 100 acres to operate. Dane Emens stated that several people are concerned with the number of people hunting and the amount of shooting in the area. Mr. Surridge explained that they would be small hunts with 3-5 people at one time. Hunts would be 3 hours long. There would not be multiple shooting. The actual hunts would be 1000' off of the road and the pens would be 800' off of the road. They would not be hunting near any houses. Attorney Welch suggested having a maximum numbers of hunters is limited to 6 at a time. Mr. Surridge agreed. Chris Schlieter stated that on hunts there are only about 5 people. Too many hunters confuse the dogs. Mr. Surridge agreed. Safety for the hunters and their dogs is their number one priority.

At this time Chris Schlieter read a letter from Edward White owner of 2210 Monroe Orleans County Line Road.

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.

Dave Martin stated that once in a while he gets a stray bullet on his property next to the North Star shooting range but there hasn't been any issues. Mr. SurrIDGE stated that they wouldn't hunt near any houses and there would not be any hunting before 9:00am. A shot that is used for pheasant hunting doesn't carry a long distance. They are not allowing any deer hunting on the property any more either.

A motion was made by Dave Martin, seconded by Dane Emens to grant Special Use Permit approval to Bill and Janet SurrIDGE and Fred Paye to operate a Game Farm called F & B Upland Birds located at 2264 Monroe Orleans County Line Road. The maximum number of hunters at one time is six. Hours of operation to be 9:00am until dusk Sunday through Saturday September 1 through March 31. Any birds that leave the property will be considered lost birds. No one will hunt or shoot on the neighboring properties. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, Special Use Permit approved.

Chairman James Nesbitt reminded Mr. SurrIDGE to meet with the Building Inspector regarding the next step.

DISCUSSION

Chairman James Nesbitt had Attorney Welch explain the new code regarding simple lot combinations and subdivisions. Some discussion took place. Attorney Welch explained that it was the Board's discretion whether or not a Public Hearing would be required for simple lot combinations. The Board could decide to waive the procedures and approve the combinations and subdivisions.

MARSEGLIA SUBDIVISION 520 HAMLIN CENTER ROAD

Rich Maier was present to represent Mr. Marsiglia seeking subdivision approval to divide the existing house off of a 5-acre lot located at 520 Hamlin Center Road. Rich Maier explained that the house and the barn would be separated from the 3-acre vacant lot. Both lots meet the required 2-acre zoning. The existing barn meets the required setback. The back lot would remain vacant. There are no plans to develop it at this time. There is no livestock on either property. The barn is not used for livestock of any kind. Town Engineer J.P. Schepp had no issues with the subdivision. One new lot would be created.

A motion was made by Chris Schlieter, seconded by Tom Jensen to grant final Subdivision approval to Mr. Marseglia for the Marseglia Subdivision located at 520 Hamlin Center Road. With the restriction if the use changes the owner needs to apply for variances. The Board waives all other subdivision procedures pursuant to Town Code

125-74E(10). This is a Type 1 Negative SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried.

COUNTRY CREEK PHASE II

The Board discussed the status of Phase II of the Country Creek Subdivision. It was decided that Final approval was given to the first 17 lots of Phase I. Phase II received Preliminary approval only for the remaining 13 lots. There currently is no utilities or roadway access for Phase II.

Town Engineer J. P. Schepp received plans today for Phase II but had some concerns. Mr. Schepp stated that the plans appear to be the same but he still needs to review them however he is concerned because the Engineer that stamped the plans has an expired license. He has spoken to the owner regarding his concerns. Phase II will need to have copies of valid plans submitted to the Board for Final approval. It was determined that the access agreement was taken care of also.

ADJOURNMENT

A motion was made by Linda Morey, 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, November 5, 2007 at 7:30pm. Deadline for all fees is October 22, 2007 at 2:00pm.