

Hamlin Planning Board *Minutes*  
Monday, November 5, 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 Board Liaison Dave Rose, Town Board member Mike Marchetti, Building Inspector B.J. Maier and Conservation Board member Craig Goodrich.

A motion was made by Tom Jensen, seconded by Dane Emens to approve the minutes from the October 1, 2007 meeting as presented. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Nesbitt aye, Schlieter aye. Motion carried, minutes approved.

**DISCUSSION**

Chairman James Nesbitt discussed the Flood Map revisions. He mentioned that Lake Breeze Estates would now be in a Federal Flood Plain so homeowners would be required to have Flood Insurance. He also discussed future changes in the elevation requirement. They are raising the required elevation 2'. That would mean that first floor elevations along the lakeshore would have to be 253'. The code also states that for substantial additions the existing structure has to comply with the new 253' elevation also. Linda Morey suggested having a workshop to explain all of the changes. Conservation Board member Craig Goodrich asked if variances could be granted. Attorney Welch stated that we can't grant variances over FEMA requirements. Chris Schlieter stated that Engineers can write Map revision letters stating the correct elevation for a specific property. Town Board Liaison Dave Rose stated that in some cases it may be cheaper to tear down the existing and rebuild new. Craig Goodrich stated that the raised elevations will increase runoff and flooding on neighbor's property. Chairman James Nesbitt stated that this was a nationwide increase.

Building Inspector B.J. Maier stated that someone is looking to buy an industrial zoned property in the Town for his business. He stores and delivers commercial cleaning chemicals. The chemicals would be stored in the warehouse then boxed and shipped to the customers. He is currently looking at a location on Railroad Ave or King Street. Attorney Welch stated that it is an allowable use but a Site Plan would be required. Mr. Maier stated that he is currently storing the chemicals on Moscow Road. The Fire Dept. has been notified. MSDS sheets would be required for the Fire Dept. Chris Schlieter stated that fire codes would be an issue, type of chemicals being stored would be a factor, employee safety and number of employees and Fire and Ambulance safety would all be

issues. Chairman James Nesbitt stated that it is an allowable use but the health, safety and welfare of the community would be taken into consideration. A Site Plan would be needed and they would get the Fire Dept. involved. Mr. Maier stated that the Fire Districts are reviewing the MSDS sheets. Chairman James Nesbitt stated that this would be an opportunity to fill an empty building in the town and create jobs but the safety of the community would have to be considered.

Town Board Liaison stated that the Town Board has been contacted regarding a possible Senior Citizen complex on Drake Road. It would consist of 121 units on 34 acres with a community center building. They would need to come to the Town Board first to rezone the property. November 14 there will be a workshop at 7:00pm on the Wind Tower regulations. The Brick Schoolhouse/Walker Lake Ontario water district is getting petitions signed. The State Controller approved the Roosevelt Highway water district and the Town Board will be voting on the Child Safety Code at the November 13 meeting.

Judith Hazen mentioned on channel 10 news they discussed the wind towers in Denmark. They are currently the only power source in Denmark.

### **ADJOURNMENT**

A motion was made by Tom Jensen, 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, December 3, 2007 at 7:30pm. Deadline for all fees is November 19, 2007 at 2:00pm.**