

Hamlin Planning Board *Minutes*
Monday, December 3, 2007
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Vice Chairman Tom Jensen 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, and Chris Schlieter.

Also present: Support Boards Attorney Charlie Welch, Supervisor Denny Roach, Town Board Liaison Dave Rose, Town Board member Mike Marchetti, Highway Superintendent Tom Ingraham, Recreation Commissioner Stan Lyons and Conservation Board members Tom Breslawski and Craig Goodrich.

A motion was made by Linda Morey, seconded by Dane Emens to approve the minutes from the November 5, 2007 meeting as presented. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried, minutes approved.

LOT COMBINATION

**SMITH SUBDIVISION
580 JACOBS ROAD**

Rich Maier from Maier Surveying was present to represent Thomas Smith seeking a Simple Lot Combination located at 580 Jacobs Road. Mr. Maier explained that Mr. Smith wanted to construct a barn on his vacant lot. He decided to combine the two lots so a variance would not be needed. The property is located in the R-VL district. Combining the two lots would bring it closer to conforming. The two lots combined would total 3.318 acres. Chris Schlieter asked what the barn would be used for. Mr. Maier stated the barn would be used for personal storage. Vice Chairman Tom Jensen asked if it would be used for animals. Mr. Maier stated no it would not. Attorney Welch stated that per Town Code 125-74E(10) the Board could waive the need for a Public Hearing.

A motion was made by Judith Hazen, seconded by Linda Morey to approve the Simple Lot Combination for Thomas Smith located at 580 Jacobs Road called the Smith Subdivision. It will bring the lots closer to compliance with the code, it will not impact the neighbors and it will not change the character of the neighborhood. Per Town Code 125-74E(10) the Board waives the need for a Public Hearing. This is a Type I Negative SEQR Determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

DISCUSSION

HIDDEN CREEK SENIOR COMMUNITY PRESENTATION

Chris Schultz from Schultz Associates was present to discuss the Hidden Creek Senior Community Proposal. Chris explained that the project is before the Town Board for re-zoning. It is currently zoned R-M. They are looking to re-zone it to R-H and set age restrictions for a senior community. If they have it re-zoned to SC zoning they would require several variances. The current senior code doesn't address manufactured homes. The proposal doesn't include any dedicated roads they would all remain private roads. The project includes 121 units and would be completed in stages. They are proposing all doublewide homes with 1½-car garages. A community center with additional parking is also proposed. Chris Schlieter asked what the cost of the homes would be. Chris Schultz stated that he didn't know the cost at this time. Linda Morey asked what happens if the homes don't sell. Chris Schultz stated that it would remain a senior complex and if they don't sell then they won't sell them. Vice Chairman Tom Jensen asked about fencing in the section. Chris Schultz stated they don't have any plans to fence it in. They just propose landscaping around the section. Dave Martin asked the width of the road. Chris Schultz stated 22' wide but they will be private roads and it will have private sewers. The residents will own the units and pay lot rent. The rent would cover plowing, lawn care and garbage. Heat, electric and other utilities would be separate. Linda Morey asked about school bus traffic. Chris Schultz stated that there shouldn't be a lot of bus traffic. They would probable use the community center as a pick up and drop off location. Judy Hazen asked about they status of the community center that was just approved. Chris Schultz stated that they would still build that one. The senior complex would have its own separate community center. Dave Martin asked if there would be lighting along the roads and if there would be sidewalks. Chris Schultz stated there would be lights at the intersections. There would not be sidewalks. Chris Schlieter asked about the status of the water main that was approved. Chris Schultz stated that it was approved but hasn't been started yet. They plan to start in the early spring. Morgan is aware that the water needs to be complete before any other sections can be completed. Tom Jensen asked if the homes would meet the building codes for seniors. Chris Schultz stated that he thought so but he would check into it. Highway Superintendent Tom Ingraham asked if there was enough room for handicap ramps on the homes. Chris Schultz stated that there would be room for ramps. Town Engineer J.P. Schepp asked about setbacks for private roads. Chris stated the setback would be 20' from the road edge for private roads. Chris Schultz suggested that the Town Board could create a sub code to the senior code to include the mobile homes and the private roads. Attorney Welch stated that a use variance is almost required and they are hard to get approved. Chris Schlieter recommended re-zoning to R-H to met the code and make a stipulation on age restriction.

MYLAR RE-SIGNING

4059 BRICK SCHOOL HOUSE ROAD

Schultz Associates requested the re-signing of a Mylar for Lot R-5A of the Podgers Re-subdivision located at 4059 Brick Schoolhouse Road. Town Engineer J.P. Schepp had some concerns and asked for a paper copy to review. Chris Schultz stated that they would get him a copy.

COUNTRY CREEK PAHSE II

Town Engineer J.P. Schepp stated that he received the maps to review in his office. He had some minor concerns that need to be addressed. Also the maps are not stamped and signed. Chris Schlieter was concerned about rock and problems running the water main. J.P. stated that there were no issues with Phase I. It was suggested that the town maintain the pond for storm water. Dedication hasn't taken place yet. A formal application and payment hasn't been made yet.

Town Board Liaison Dave Rose mentioned that the Redman Club is interested in purchasing the Evergreen Restaurant. They would keep it a restaurant and just change the name.

EXECUTIVE SESSION

A motion was made by Dane Emens, seconded by Judy Hazen to go into Executive Session. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A motion was made by Chris Schlieter, seconded by Judy Hazen to come out of Executive Session. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A motion was made by Judy Hazen, seconded by Dane Emens to nominate Linda Morey as Chairman of the Board for the year 2008. Members polled Hazen aye, Jensen aye, Martin aye, Morey abstain, Schlieter aye. Motion carried.

A motion was made by Judy Hazen, seconded by Dane Emens to nominate Dave Martin Vice Chairman of the Board for the year 2008. Members polled Hazen ayes, Jensen aye, Martin abstain, Morey aye, Schlieter aye. Motion carried.

Judy wished everyone a Happy Holiday.

ADJOURNMENT

A motion was made by Judy Hazen, 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, 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, January 7, 2008 at 7:30pm. Deadline for all fees is December 17, 2007 at 2:00pm.