

Hamlin Planning Board *Minutes*  
Monday, January 7, 2008  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by Chairman Linda Morey 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: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board Liaison Dave Rose, Highway Superintendent Tom Ingraham, Building Inspector B.J. Maier and Conservation Board member Craig Goodrich.

A motion was made by Dane Emens, seconded by Chris Schlieter to approve the minutes from the December 3, 2007 meeting with the correction of the spelling of Phase on page two for Country Creek Phase II. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried, minutes approved.

A motion was made by Dane Emens, seconded by Chris Schlieter to thank James Nesbitt for his time as Chairman and as a member of the Planning Board. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

Chairman Linda Morey extended the Board's condolences to Attorney Welch for the recent loss of his father.

## **DISCUSSION**

### **COUNTRY CREEK PHASE II**

Frank Spiotta was present to discuss Phase II of the Country Creek Subdivision. Mr. Spiotta explained that he has received the 19 comments from the Town Engineer. They were mostly technical issues and they were being addressed. He explained that the Health Dept. and Water Dept. needed Preliminary approval and SEQR determination for the proposal so they could proceed with their approvals. Town Engineer J.P. Schepp explained that the proposal already received Preliminary approval and SEQR determination when Phase I was approved. All that is needed is Final approval. Town Engineer J.P. Schepp stated that he has reviewed the plans and there are some minor engineering issues. Chris Schlieter asked if Phase II included any changes with the ponds. Mr. Schepp stated there were no changes and they would be utilizing the existing ponds. Additional drainage would need to be provided on the Final map. Mr. Schepp stated that they were still waiting for a Final map. Phase I is a very nice subdivision. Chris Schlieter asked if Highway Superintendent Tom Ingraham had any concerns with the existing turn around. Mr. Ingraham stated that it was a little small so they are using a

smaller truck in there. Owner Rick Bower stated they could make the turn around bigger. Mr. Schepp stated that the detail needed to be shown on the Final map along with the easement. Dave Martin asked if the owners were made aware of the sewer easements along their property. Mr. Bower stated that yes they have been disclosed along with the pond easement. Mr. Schepp stated that the special districts needed to be filed if they haven't already been done. The clerk will check the Town Clerk regarding the districts. Chris Schlieter asked about needing a Public Hearing. Attorney Welch stated they already had one there was no need for another one.

A motion was made by Chris Schlieter, seconded by Dane Emens reaffirming the original Preliminary approval of Country Creek Phase II located off of Hamlin Parma T.L. Road. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

## **2008 PLANNING BOARD GOALS**

Chairman Linda Morey presented the Board with some goals for 2008. Dane Emens suggested a FEMA workshop to cover the regulation changes for 2008. Linda asked Building Inspector B.J. Maier if he could talk to someone about having a workshop. It was suggested that all of the Boards be invited. It was discussed if this would meet the training requirement. The Board agreed to have the workshop separate from their meeting. An evening during the week was suggested. B.J. and the Clerk would work on setting something up.

## **MYLAR RE-SIGNING**

## **4059 BRICK SCHOOL HOUSE ROAD**

Town Engineer J.P. Schepp stated there were a couple of issues with the map for Lot R-5A of the Podgers Subdivision located at 4059 Brick Schoolhouse Road. J.P. explained that when the Subdivision was originally approved in 1996 the 4 lots included a storm water easement and a sidewalk easement. Neither was ever built. The original easements were never filed. The other lots don't have a storm water drain or a sidewalk. The easements are not shown on the map. J. P. asked the Board what they wanted to do. Highway Superintendent Tom Ingraham stated that there are no drainage issues in the front of those properties. Attorney Welch asked what the other changes were. J.P. stated some issues with the grading in the NW corner for drainage, the driveway location was changed and the setback was changed. Attorney Welch explained that they could either have the project come back for approvals or approve it as is without the easements.

A motion was made by Chris Schlieter, seconded by Judy Hazen to approve the Site Plan for Lot R-5A of the Podgers Subdivision located at 4059 Brick Schoolhouse Road with the absence of storm water and sidewalk easements that were originally approved. Adjacent lots don't show the need for these facilities and the easements were never filed. Therefore the lot can be approved without the easements. Members polled Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

Town Engineer J.P. Schepp requested a new map with the drainage issue resolved.

The Board discussed the Bed and Breakfast proposal. The Town Board requested their comments. Chairman Linda Morey questioned the 7-day stay limit. In certain circumstances there may be a need for an extended stay. Parking spaces were discussed. They suggested enough parking for residents and guests be available. Chris Schlieter suggested an extended stay clause for a death in the family or if a resident has a fire in their home and needs a place to stay in Hamlin for an extended length of time. Town Board Liaison Dave Rose explained that currently there is no definition in the code for a Bed and Breakfast. They were trying to avoid it becoming a boarding house that is why there was a maximum stay limit. Attorney Welch stated that the sign code allows for a larger sign for a Bed and Breakfast than our sign code allows. It also doesn't address whether they can be lit or unlit. Dave Rose thanked the Board for their comments.

Town Board Liaison Dave Rose wished everyone a Happy New Year. He stated that the Red Man's Club purchased the Evergreen Restaurant and they plan to open on February 1. Beezer's is renting from the new owner of the property. Channel 13 News will be in Hamlin interviewing people on Wind Towers tomorrow. They are interviewing Denny Roach at 1:30.

### **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, 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 4, 2008 at 7:30pm. Deadline for all fees is January 21, 2008 at 2:00pm.**