

Hamlin Planning Board *Minutes*
Monday, February 4, 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: Ron Breslawski, 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, Supervisor Denny Roach, Town Board Liaison Dave Rose, Deputy Supervisor Mike Marchetti, Highway Superintendent Tom Ingraham, Building Inspector B.J. Maier, Conservation Board members Craig Goodrich and Ed Evans, Darryl Carmichael and Irene Frediani.

Chairman Linda Morey welcomed new member Ron Breslawski to the Board.

A motion was made by Dane Emens, seconded by Judy Hazen to approve the minutes from the January 7, 2008 meeting as recorded. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried, minutes approved.

SIMPLE SUBDIVISION APPROVAL

**KETCHUM CORNERS
014.02-01-13.2**

Darryl Carmichael of Carmichael Associates was present to seek a simple subdivision approval for the owner of Lot 1 of the Ketchum Corners Subdivision located on the corner of Ketchum Road and Walker Lake Ontario Road. Tax account no. 014.02-01-13.2. Mr. Carmichael explained that the owner wants to subdivide an 11.535-acre parcel off of the original leaving 45.18 acres. New maps were passed out with the size and location of the existing wooded area corrected. Mr. Carmichael explained that this is just a subdivision no building is being proposed and it is noted on the map. All other Town Engineer issues were addressed. Tom Jensen questioned the lot line. Mr. Carmichael stated that it follows Cow Sucker Creek. Tom Jensen asked if this would fall under Town Code 125-74E. Attorney Welch stated that the Board could waive the need for a Public Hearing if they wanted. Chris Schlieter stated that there would be a Public Hearing when a Site Plan is proposed.

A motion was made by Tom Jensen, seconded by Chris Schlieter to approve the simple subdivision of Lot 1 of the Ketchum Corners Subdivision located on the corner of Ketchum Road and Walker Lake Ontario Road tax acct. no. 014.02-01-13.2. The Board waives the need for a Public Hearing according to Town Code 125-74E10. It doesn't change the character of the neighborhood. This is a Type II Negative SEQR declaration.

Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

**CONCEPTUAL SUBDIVISION/SITE PLAN APPROVAL
HERITAGE WOODS SUBDIVISION ROOSEVELT HIGHWAY**

Jong Kim of LaDieu Associates was present seeking Conceptual Subdivision/Site Plan approval for the Heritage Woods Subdivision located at 021.03-03-008.1 Roosevelt Highway. Mr. Kim explained that they were seeking re-approval for concept for the senior project on Roosevelt Highway. They received approval November 6, 2006 for 134 patio lots zoned for senior living. No changes were made. The oversized pond is needed for additional fill for the subdivision. They have received comments from the Town Engineer and the issues will be addressed. The project is in the Conservation Overlay District and a report has been sent to the Army Corp. of Engineers regarding the project. The water main connection location has been changed to the main entrance. Some discussion took place about hooking into the water main that is being installed in the spring along Rt. 18. Chris Schlieter asked when all of the Engineer comments would be addressed. Mr. Kim stated that a lot were already taken care of and they will all be addressed. Chris asked if the pond would be dedicated. Mr. Kim stated that it would be part of the association and the association would maintain it. There would be a maintenance agreement and an easement to the town. Chris suggested that the Board review the maintenance agreement prior to final approval. Dave Martin questioned if there would be pedestrian access to the Tops Plaza. Mr. Kim stated it wasn't planned. Town Engineer J.P. Schepp stated that access to the south lot was requested. The Board suggested having pedestrian access to the plaza. Attorney Welch asked if this project was going to be completed in phases. Mr. Kim stated yes. They would request Preliminary approval for the entire project but seek Final approval in phases. The first two phases would consist of 39 lots. Mr. Kim explained that the developer would own all of the property except for the footprint under the patio homes. The right of way would be dedicated to the town. Actual property lines would not exist. The actual footprint and setbacks would be shown on the maps. It would remain one lot so there would be no lot lines. Front and side setbacks were discussed. Dave Martin questioned the road width. Mr. Kim stated 25' wide without curbs. Dave asked if the bus line would pick up there. Mr. Kim stated that he wasn't sure. Dave questioned the park benches that were proposed. Mr. Kim stated that he wasn't aware of the benches. The owner Mr. Beehler stated that was on the old proposal. He would need to re-look at the information that was submitted. Dave asked how much the homes would cost and their size. Mr. Beehler stated they would 1100-1500 sq. ft. homes. \$75.00 per month would be charged for lawn mowing and snow removal. It would not include maintenance on the home. Dave asked if there would be a Community Center. Mr. Kim stated one was not proposed at this time. Chairman Linda Morey stated that they would need accurate, updated information for the next meeting. Chris Schlieter discussed the possibility of getting the speed limit lowered in the area. Attorney Welch questioned the need for variances. Mr. Kim stated that was just a note on the map. Tom Jensen questioned 5' being enough between houses for safety purposes. Attorney Welch stated that the setback would have to meet the fire

code regulations. Tom questioned the setback requirement. Attorney Welch stated that under the homeowners' association code the Town Engineer determines if a 25' setback is sufficient. J.P. Schepp stated that there just needs to be enough room for utilities outside of the right of way.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant Conceptual Subdivision/ Site Plan approval to Heritage Woods Subdivision located on Roosevelt Highway and to schedule a Public Hearing for Preliminary approval for March 3, 2008 at 7:30pm. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

COUNTRY CREEK PHASE II

Frank Spiotta was present seeking Final approval for Phase II of the Country Creek Subdivision. Mr. Spiotta explained that SEQR had previously been completed with Phase I. The sewer and water was also previously approved with Phase I for all 30 lots. Most of the Town Engineer's comments had been addressed. Mr. Spiotta stated that Town Engineer J.P. Schepp had requested a straight-line grade for the sanitary sewer and the change would be made. The storm water plan was discussed. Town Engineer stated that an actual plat map was needed still for Phase II also. Attorney Welch stated that he was concerned that no subdivision map was ever approved by the Board or filed. He explained that if the map had been filed then separate tax account numbers would be assigned to each lot. It was determined that the remaining lot was not subdivided yet. Attorney Welch stated that the actual subdivision of the land needs to be approved by the Board first. A plat map for Phase II is required. You can't build without it. It was never approved or filed. No Public Hearing would be required because Preliminary was approved already. Town Engineer J.P. Schepp stated that a larger turn around was requested, a letter of credit was needed, and an actual plat map and stamped plans were all still needed.

DISCUSSION

Chris Schlieter mentioned the Flood Plain meeting scheduled for March 18.

Town Board Liaison Dave Rose stated that they had a Public Hearing on the Bed and Breakfast code tonight and the Town Board would like Attorney Welch to look into if Special Use Permits are allowed if there are deed restrictions on the property. Attorney Welch stated that he would look into it and get back to the Town Board.

ADJOURNMENT

A motion was made by Dane Emens, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, 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, March 3, 2008 at 7:30pm. Deadline for all fees is February 15, 2008 at 2:00pm.