

Hamlin Planning Board *Minutes*
Monday, June 2, 2008
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by Chairperson 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, Tom Jensen, Dave Martin, Linda Morey, and Chris Schlieter.

Excused: Judith Hazen

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board member Mike Marchetti, Building Inspector B.J. Maier, Conservation Board members Jeanine Klopp, Aaron LaFaro and Ed Evans, residents David Gebhardt and Janette Baez.

A motion was made by Dane Emens, seconded by Tom Jensen to approve the minutes from the May 5, 2008 meeting as recorded. Members polled Breslawski aye, Emens aye, Jensen aye, Martin abstain, Morey aye, Schlieter aye. Motion carried, minutes approved.

The Clerk read Proof of Publication

PUBLIC HEARING

CONCEPTUAL SUBDIVISION/SITE PLAN APPROVAL

MICHAEL AND MARILYN MITCHELL

2825 CHURCH ROAD

Rich Maier from Maier Land Surveying was present to represent Michael and Marilyn Mitchell seeking Conceptual Subdivision/Site Plan approval for 2825 Church Road to construct a single-family house. Mr. Maier explained that Mr. and Mrs. Mitchell own both lots. They want to subdivide 5 acres off of the one lot and sell it to their daughter to build a single-family house on. The remaining acres would be added to the other lot.

At this time Chairperson Linda Morey 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 Chairperson Linda Morey closed the Public Hearing.

Town Engineer J.P. Schepp stated that all of the engineering concerns had been addressed. He received a call from a neighbor Cindy Olds that had concerns with an old culvert pipe that had been removed. She was concerned with drainage issues. Rich Maier explained that a driveway permit had been obtained and a new culvert pipe would be installed so there would be no drainage issues.

A motion was made by Dane Emens, seconded by Dave Martin to grant Preliminary Subdivision/Site Plan approval to Mr. and Mrs. Mitchell to construct a single-family house located at 2825 Church Road a re-subdivision of the Hollink Subdivision. This is an Unlisted SEQR Action. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant Final Subdivision/Site Plan approval to Mr. and Mrs. Mitchell to construct a single-family house located at 2825 Church Road a re-subdivision of the Hollink Subdivision. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

PUBLIC HEARING

PRELIMINARY SUBDIVISION/SITE PLAN APPROVAL

ROWELL SUBDIVISION

TAX ACCT #029.01-1-1

Jeanette Baez of DDS Engineers was present to represent Jerry Rowell seeking Preliminary Subdivision/Site Plan approval for the Rowell Subdivision located on Hamlin Clarkson T.L. Road. This is a 5-lot subdivision serviced by a private drive.

At this time Chairperson Linda Morey opened the Public Hearing and asked if there was anyone present to speak for or against this proposal.

Linda Alercia of 774 Hamlin Clarkson T.L. Road had some drainage concerns. Town Engineer J.P. Schepp stated that the current drainage should not be affected. The plan has the drainage continuing towards the road.

Dave Martin questioned the location of the subdivision. According to the letter it is west of Drake Road. It was determined that was an error. It is located east of Drake Road on the north side and the Drake Road intersection will be corrected on the map also.

At this time Chairperson Linda Morey closed the Public Hearing.

Town Engineer J.P. Schepp had some concerns with the clearing of the property within the 100' buffer of the Conservation Overlay District. Those limits should be added to the plan. There were some dry hydrant modifications that needed to be completed also.

Chris Schlieter was concerned with drainage affecting the property to the west. Mr. Schepp stated that this plan would not make the drainage any worse. The property is wet to begin with.

The Conservation Board had no issues.

A motion was made by Tom Jensen, seconded by Dane Emens to grant Preliminary Subdivision/Site Plan approval to Mr. Rowell for the 5-lot Subdivision located on Hamlin Clarkson T.L. Road. This is an Unlisted SEQR Action. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

SIMPLE SUBDIVISION APPROVAL
JENKS SUBDIVISION 1640 MONROE ORLEANS COUNTY LINE ROAD

Rich Maier of Maier Surveying was present to represent Mr. and Mrs. Jenks seeking Simple Subdivision approval to divide their lot located at 1640 Monroe Orleans County Line Road. They are proposing a 5-acre lot with the house and subdividing off the remaining acreage and selling it as vacant land to be used for farming. The lot with the house meets the acreage requirements for the zoning. Tom Jensen stated that the acreage on the map is incorrect. Rich Maier stated that the buyer is aware of the acreage that he is purchasing and he owns the land adjacent to this property already. Town Engineer J. P. Schepp stated that a note “for subdivision only” needed to be added to the map. The other lot is not approved for building.

A motion was made by Tom Jensen, seconded by Chris Schlieter to grant Simple Subdivision approval to Mr. and Mrs. Jenks for the Jenks Subdivision located at 1640 Monroe Orleans County Line Road. The Board waived the need for a Public Hearing per Town Code 125-75 E 10. This will not change the character of the neighborhood. This is a Type II Negative SEQR determination. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

SIMPLE SUBDIVISION APPROVAL
NEWSOME SUBDIVISION 2744 BRICK SCHOOLHOUSE ROAD

Rich Maier of Maier Surveying was present to represent Beverly Newsome seeking Simple Subdivision approval for the Newsome Subdivision located at 2744 Brick Schoolhouse Road. Mr. Maier explained that this property was subdivided by deed only, which created an illegal subdivision so now they are coming in for proper approvals. Dave Martin asked if the buyer was going to combine this lot with his existing lot. Mr. Maier stated no he had no plans to combine the lots. Town Engineer stated that the lot would not be approved for building. It was a subdivision only. Mr. Maier stated that they understood that. They were just cleaning up the illegal subdivision. Tom Jensen noted that the tax account numbers on the map were incorrect. Mr. Maier stated that he would correct them.

A motion was made by Tom Jensen, seconded by Dane Emens to grant Simple Subdivision approval to Beverly Newsome for the Newsome Subdivision located at 2744 Brick Schoolhouse Road. The Board waived the need for a Public Hearing per Town Code 125-75 E 10. This will not change the character of the neighborhood. This is a

Type II Negative SEQR determination. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

**AMENDED SUBDIVISION APPORVAL
COLOPIETRO SUBDIVISION**

918 REDMAN ROAD

Rich Maier was present to represent John Colopietro seeking approval for an amended map for the Colopietro Subdivision located at 918 Redman Road. Rich Maier explained that this subdivision was approved a year ago. However, after it was completed a neighbor stated that the lot line was incorrect. A revised map was done in 1980 but had never been filed. Because of this the map has to be amended. This change in lot lines does affect Lot 3 of the subdivision. Chairperson Linda Morey stated that Lot 3 would need a variance. Attorney Welch explained that Lot 3 originally got a variance for a specific amount and now that has changed so it does need to go back to the Zoning Board for a new variance.

A motion was made by Dane Emens, seconded by Tom Jensen to refer the amended Colopietro Subdivision to the Zoning Board for a variance for Lot 3. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

**SIMPLE LOT COMBINATION APPROVAL
WAUTOMA BEACH RE-SUBDIVISION**

5673 & 5683 WAUTOMA BEACH

James Glogowski was present seeking Simple Lot Combination approval for a re-subdivision for the Wautoma Beach Subdivision located at 5673 and 5683 Wautoma Beach Road. Mr. Glogowski explained that Mr. Baxter is in the process of purchasing 5683 Wautoma Beach Road and he would like to combine a couple of lots and split one lot with the neighbor. There are 5 lots there now and after the combination there will be 2 lots. The lots will be closer to conforming. No new construction is being proposed. Town Engineer J.P. Schepp had no issues. Tom Jensen questioned multiple owners and the approval of all of the current owners. A discussion took place. Attorney Welch explained that the application needs to be signed by all of the current owners of the property. Mr. Glogowski explained that the owners signed the map. Attorney Welch stated that the application needed to be signed also since Mr. Baxter did not own the property. A discussion was tabled while Mr. Baxter had the application signed by all of the current owners. Mr. Baxter returned with the application signed by all of the current owners.

A motion was made by Dane Emens, seconded by Tom Jensen to approve a Simple Lot Combination for the Re-Subdivision of the Wautoma Beach Subdivision located at 5673 and 5683 Wautoma Beach Road per the map presented. The Board waived the need for a Public Hearing per Town Code 125-75 E 10. This will not change the character of the neighborhood. This is a Type II Negative SEQR determination. Members polled

Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

**FINAL SUBDIVISION/SITE PLAN APPROVAL
HAMLIN MEADOW SUBDIVISION**

ROOSEVELT HIGHWAY

Jong Kim of LaDieu Associates was present to represent Jim Beehler seeking Final Subdivision/Site Plan approval for Hamlin Meadow Subdivision (formerly Heritage Woods) located at 021.03-09-008.1 Roosevelt Highway. Mr. Kim stated that Preliminary and SEQR determination were granted on March 3, 2008. Revised Subdivision maps were provided. Per the DOT the shoulder of Roosevelt Highway will be widened and DOT permits will be obtained. Section 1 will consist of 18 lots and Section 2 will consist of 21 lots. It will be senior zoned with a Homeowners Association. The name has changed to Hamlin Meadow. Chairperson Linda Morey noted that on the maps it is misspelled. Mr. Kim noted it and will correct the maps. The street name has changed. There will be Beehler Lane and Ruth Lane. They have been approved by the 911 centers. Boxes on the map represent the maximum building area. 10' between structures will be required. There will be 25' front setbacks and 15' rear setbacks. This layout was accepted by Monroe County and the Town Assessor was ok with this layout also. It was noted that the tax account numbers on the map were incorrect and will be corrected. Drainage concerns were addressed at the entrance. A drainage proposal was passed out to the Board. The flow will increase slightly in Area 1 in the corner and Area 2 will drain towards the existing culvert. Chris Schlieter questioned the condition of the existing culverts. Mr. Kim stated that he doesn't know the condition. Mr. Schepp stated that per the plan they would be reducing the run off. Chris Schlieter asked how they would ensure that this plan happened and the drainage would not be an issue for the neighbors. Mr. Kim stated that it would be part of the Homeowners contract. Mr. Kim stated that all 16 engineering concerns have been addressed. Mr. Schepp was concerned with the operation of the pond. A storm water plan has been prepared and DRC comments have been received. Mr. Schepp stated that most of the issues have been addressed. He is concerned with the partial pond completion for Sections 1 and 2. The pond needs to be functioning at the end of each phase in case the entire subdivision is never completed. Mr. Kim is working on a pond proposal. Attorney Welch explained that each house would have to come in for a re-subdivision prior to being built. The Conservation Board had no issues. The Town Board had no issues. Dane Emens asked if trees would need to be removed for site distance along the road. Mr. Kim stated yes they would be removed. Dave Martin asked if the Town would maintain the pond. Mr. Kim stated that it would be dedicated to the Town. Chris Schlieter asked if a street light district would be formed. Mr. Schepp stated yes all of the districts would be formed. Chris Schlieter asked if the streetlight at lots 57 and 58 on the Preliminary map could be modified so it wasn't located on the curve and a potential hazard. MR. Kim stated he would relocate it. Mr. Kim stated that the developer has requested that the Recreation fee be waived at this time due to the revised Development Regulations being approved next month. Attorney Welch stated that the Recreation fees are due now and the Board doesn't have that authority. Per the code they are due now at Final approval.

A motion was made by Chris Schlieter, seconded by Ron Breslawski to grant Final Subdivision/Site plan approval to the Hamlin Meadow Subdivision Sections 1 and 2 located at 021.03-09-008.1 Roosevelt Highway. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

DISCUSSION

A motion was made by Tom Jensen, seconded by Chris Schlieter to amend the April 7, 2008 minutes under Dave Rose comments to say there was a Town Board workshop on Health Care not a Town Board meeting. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A discussion took place on using a date and time stamp to ensure that all applications are being received by the deadline. The Board agreed this would ensure a firm deadline and would be fair and consistent for everyone.

The Board discussed handing out a list of Engineers instead of just giving out one name or one recommendation. The Board agreed that there should be a list of all of the Engineers and that we should not recommend anyone.

A motion was made by Tom Jensen, seconded by Dane Emens to schedule a Public Hearing for July 7, 2008 at 7:30pm for the approval of the revised Development Regulations. Members polled Breslawski aye, Emens aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

ADJOURNMENT

A motion was made by Dane Emens, seconded by Ron Breslawski to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Emens 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, July 7, 2008 at 7:30pm. Deadline for all fees is June 23, 2008 at 2:00pm.