

Hamlin Planning Board *Minutes*  
Monday, August 4, 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, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Chris Schlieter.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board member Tom Breslawski, Highway Superintendent Thomas Ingraham, Building Inspector Charles Hungerford, Conservation Board members Jeanine Klopp, Aaron LaFaro and Ed Evans, residents James Evans and Mark and Rebecca Bessell.

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

*The Clerk read Proof of Publication*

**PUBLIC HEARING**

**PRELIMINARY RE-APPROVAL  
HIDDEN CREEK MOBILE HOME PARK SECTION 6, COMMUNITY CENTER  
AND WATERLINE**

Don Lewis from Schultz Associates was present to represent Morgan Management the owners of Hidden Creek Mobile Home Park seeking re-approvals for Section 6, the Community Center and the water line. Mr. Lewis explained that everything was approved a year ago but they need an extension because the owners were just able to secure a loan now for the projects. They have all other approvals and nothing has changed on the plans. Section 6 will consist of 64 lots. It is all private use and private ownership. They have presented a letter of credit to the Town Engineer. They would like to schedule a pre-construction meeting as soon as possible.

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.

Dave Martin asked if this proposal would improve the water pressure. Town Engineer J.P. Schepp stated that the water pressure would be increased. Highway Superintendent Tom Ingraham asked for a letter of credit in case the road is damaged and that has been provided. This should improve all of the water concerns. The Town Engineer has no engineering concerns.

Chris Schlieter asked about the contractor. Mr. Lewis stated that Redman Construction would be doing the work. Chris asked when the water main would be started. Mr. Lewis stated they planned to start in the next 45 days. They have M.C.H.D. approvals already.

Tom Jensen stated that there are some issues with a few lots in Phase 6 that are in the wetland buffer area. Jeanine from the Conservation Board stated that the map shows a line from the top of the bank and the 100' goes through a couple of lots. The code states it has to be outside the 100' buffer. Town Engineer J.P. Schepp stated that it doesn't prevent any building in the area. The Planning Board has the power to allow building in the buffer by approving the plan.

Some discussion took place regarding whether Section 6 ever received Final approval. The minutes from the September 4, 2007 meeting were read. Approval was granted contingent on the water main being completed prior to any construction taking place.

A motion was made by Chris Schlieter, seconded by Tom Jensen to grant Preliminary Site Plan re-approval for Hidden Creek Mobile Home Park Section 6, the Community Center and the waterline located at 87 Drake Road contingent on the water main being completed prior to any construction taking place. Members polled Breslawski abstain, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A motion was made by Judith Hazen, seconded by Dane Emens to grant Final Site Plan re-approval for Hidden Creek Mobile Home Park Section 6, the Community Center and the waterline located at 87 Drake Road contingent on the water main being completed prior to any construction taking place. Members polled Breslawski abstain, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

## **PUBLIC HEARING**

### **PRELIMINARY SUBDIVISION APPROVAL CABLE SUBDIVISION**

**6908 BENEDICT BEACH**

Don Lewis from Schlutz Associates was present representing Cynthia Cable seeking Preliminary Subdivision approval for the Cable Subdivision located at 6908 Benedict Beach. Mr. Lewis explained that this is a 2-lot subdivision. Lot 1 will have the existing house and lot 2 is not approved for building. Lot 2 is located in wetlands and can't be built on. The note has been added to the maps.

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

Mark Bessell of 7048 Benedict Beach asked to see a map of the proposal. A map was shown and Mr. Lewis explained that the current owner is selling lot 1 with the house and would keep Lot 2. Mr. Bessell asked why they were dividing the lot. Mr. Lewis explained that the new owners did not want all of the land so the current owner is dividing it into two lots and keeping lot 2 for her use. Mr. Bessell questioned the right of way. It was explained that the right of way goes to the property at the end of the road and is not part of this property.

At this time Chairperson Linda Morey closed the Public Hearing.

Town Engineer J.P. Schepp, Conservation Board and the Building Inspector all had no issues with the proposal.

Judith Hazen questioned if the Board was able to approve a plan with a lot not approved for building. It was explained that if the note is on the map that it is not an approved lot then they could approve the plan.

A motion was made by Tom Jensen, seconded by Dane Emens to grant Preliminary Subdivision approval to the Cable Subdivision located at 6908 Benedict Beach. Lot 2 is not approved for building due to the wetlands. This is an Unlisted SEQR determination. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

A motion was made by Tom Jensen, seconded by Dane Emens to grant Final Subdivision approval to the Cable Subdivision located at 6908 Benedict Beach. Lot 2 is not approved for building due to the wetlands. Members polled Breslawski aye, Emens aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

Tom Jensen and Attorney Welch left the room for the next application due to a conflict of interest.

**FINAL SITE PLAN APPROVAL  
ES&L**

**7016 BENEDICT BEACH**

Rich Maier from Maier Surveying was present to represent ES & L seeking Final Site Plan approval for a single-family house located at 7016 Benedict Beach. Rich Maier explained that potential buyers of the property currently live out of town and they plan to build within the next year. The approval is only good for a year so they were trying to make sure they had enough time to build when they wanted. Town Engineer J.P. Schepp stated that he has no issues as long as it is built per plan. There should be no drainage concerns. Rich Maier asked if a Mylar was required for Site Plan approvals. Town

Engineer J.P. Schepp stated that this Town has always required a Mylar and it is the same process so a Mylar should be submitted for all Site Plan and Subdivision approvals.

Chris Schlieter questioned the elevation. Linda Morey stated that she was at the property and it was wet. Mr. Schepp stated that the grading plan and added drainage should improve the drainage on the site.

One neighbor asked if the existing cabana type structure on the property could be removed. Chairperson Linda Morey explained that this was not a Public Hearing. He explained that he could not attend the other Public Hearings but knows that another neighbor would like the existing structure to be removed. He would like that to be part of the approval. Rich Maier explained that he thinks it is the intent of the buyer to remove both of the existing structures. Town Engineer J.P. Schepp stated that it is an existing structure and the Board can't make them remove it. A Public Hearing was held at the Zoning Board also and variances were granted. The Board could strongly suggest that the existing structures be removed. Mr. Maier stated that he would talk to the buyers and if they plan to remove the structures he will add a note indicating that to the Mylar.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant Final Site Plan approval to ES & L to construct a single-family house located at 7016 Benedict Beach. The Board would suggest that the two existing structures be removed from the site. Members polled Breslawski aye, Emens aye, Hazen aye, Martin aye, Morey aye, Schlieter aye. Motion carried.

Tom Jensen and Attorney Welch returned to the meeting.

## **DISCUSSION**

Chairperson Linda Morey reminded everyone of the Planning Board's presentation to the Town Board on August 11, 2008.

Town Board member Tom Breslawski reported that the Development Regulations were approved at the July Town Board meeting and are now in affect. Louis Slaughter is visiting August 6, 2008. At the August Town Board meeting they will discuss a total re-assessment for the town.

Nothing to report from the Conservation Board or the Building Department.

**ADJOURNMENT**

A motion was made by Dane Emens, seconded by Judith Hazen 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 Tuesday, September 2, 2008 at 7:30pm. Deadline for all fees is August 18, 2008 at 2:00pm.**