

Hamlin Planning Board *Minutes*
Monday, March 2, 2009
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, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Lee Nettin and Mark Reeves.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charlie Welch, Town Board member Mike Marchetti, Building Inspector Charles Hungerford, Conservation Board members Jeanine Klopp, Nick Kramer and Ed Evans, Engineer Greg Bly, residents Ron Fey, Matt Gross and Irene Frediani.

Chairperson Linda Morey welcomed new member Lee Nettin to the Board.

A motion was made by Tom Jensen, seconded by Dave Martin to approve the minutes from the February 2, 2009 meeting with the clarification to J.P. Schepp's statement on the bottom of page 1 to be 100' from the bank or flood plain boundary. Members polled Breslawski abstain, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin abstain, Reeves aye. Motion carried, minutes approved.

LWRP
6668 GREENWOOD PARKWAY

The Board reviewed and discussed the break wall proposal for 6668 Greenwood Parkway.

The Conservation Board had no issues. The Board had no issues.

A motion was made by Tom Jensen, seconded by Judy Hazen to grant approval for a break wall located at 6668 Greenwood Parkway. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

**MYLAR RE-SIGNING
HAMLIN MEADOWS SUBDIVISION SECTION 1**

Greg Bly from LaDieu Associates was present representing the owners of the Hamlin Meadows Subdivision seeking updated approval for Section 1 of the Hamlin Meadows Subdivision located on Roosevelt Highway. Mr. Bly explained that the Subdivision was approved September 2, 2008. The map needed to be filed with the County within 60 days. The signatures are out dated now. They are requesting that the Mylar be redated.

Town Engineer J.P. Schepp stated that there were no changes made to the plan.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Mylar re-signing approval for the Hamlin Meadows Subdivision Section 1 located on Roosevelt Highway. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

**CONCEPTUAL SUBDIVISION/SITE PLAN APPROVAL
KETCHUM SUBDIVISION**

KETCHUM ROAD

Rich Maier from Maier Land Surveying was present representing the owner seeking Conceptual Subdivision/Site Plan approval for the Ketchum Subdivision located on Ketchum Road. Mr. Maier explained that the original map was just a Subdivision of a 10-acre lot with no building proposed. The buyer would now like to add a pole barn to the plan. He doesn't plan on building a house on the lot for about 5 years but would like to build a pole barn now so he could use it for storage for his business.

Town Engineer J.P. Schepp stated that now this would be a Subdivision and Site Plan approval. This is an accessory use because there is no other primary structure on the lot. No utilities are being proposed on the lot. There is little impact due to the wooded area not being disturbed.

Mark Reeves questioned the driveway being so close to the lot line. Mr. Maier explained that there is an existing laneway there that the owner would like to utilize instead of making another driveway cut but it can be moved over if necessary.

Dave Martin questioned when the house would be built. Mr. Maier stated not for another 5-10 years. Dave questioned that he just wants to build the barn now. Mr. Maier stated yes the barn is for his business. Dave asked what kind of business the owner had. Mr. Maier stated that he wasn't really sure but he thought it was an underwater marine welding business but the barn would be used for storage only.

Judy Hazen questioned having a structure on a lot without a house being on the lot first. Building Inspector Charlie Hungerford stated that this is now a Site Plan with the barn on it. He would need to come back to the Planning Board to have the house approved on the lot when he is ready to build.

Judy Hazen stated that the barn location couldn't be located in front of the house. Mr. Maier stated yes the buyer knows that and there is plenty of room for the house to be built in front of the barn.

A motion was made Dave Martin, seconded by Tom Jensen to grant Conceptual Subdivision/Site Plan approval for the Ketchum Subdivision located on Ketchum Road and to schedule a Public Hearing for Preliminary approval for April 6, 2009 at 7:30pm. Members polled Breslawski abstain, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

Mr. Maier was reminded to have maps and fees into the Clerk by the deadline.

**COMMERCIAL SITE PLAN APPROVAL
1549 GRILLE**

1549 LAKE ROAD

Matthew Gross owner of 1549 Lake Road was present seeking Commercial Site Plan approval for a Restaurant /Bar/Banquet Center called 1549 Grille. Mr. Gross stated that he wanted to open up the new restaurant. It would basically be the same business as before. Chairperson Linda Morey questioned changing the layout. Mr. Gross stated yes making some changes and extending the bar a little.

Town Engineer J.P. Schepp stated that he isn't changing the number of tables and there are no parking issues. It is the same that was previously approved.

Attorney Welch questioned what the upstairs would be used for. Mr. Gross stated residential for now. Some discussion took place. It was determined that it is a pre-existing use. A Certificate of Occupancy inspection would be required prior to opening.

Judy Hazen questioned when he would open. Mr. Gross stated the end of March beginning of April. Judy questioned the hours. Mr. Gross stated Monday through Sunday 11:00am-2:00am every day. Judy questioned if he would be using another sign. Mr. Gross stated no he would use the existing sign just change the wording. Number of employees was questioned. Mr. Gross stated 10-15 employees to start.

A motion was made by Judy Hazen, seconded by Ron Breslawski to grant Commercial Site Plan approval for Matthew Gross for a Restaurant/Bar/Banquet Center located at 1549 Lake Road called the 1549 Grille. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried.

DISCUSSION

Chairperson Linda Morey asked Charlie Hungerford if there were dates for the SEQR training yet. Mr. Hungerford stated no not yet but he will make a reminder call.

ADJOURNMENT

A motion was made by Tom Jensen, seconded by Mark Reeves to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves 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, April 6, 2009 at 7:30pm. Deadline for all fees is March 23, 2009 at 12:00pm.