

Hamlin Planning Board *Minutes*
Monday, July 6, 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: Support Boards Attorney Charles Welch, Conservation Board members Jeanine Klopp, Ed Evans and Nick Kramer.

A motion was made by Tom Jensen, seconded by Ron Breslawski to approve the minutes from the June 1, 2009 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Reeves aye. Motion carried, minutes approved.

**LWRP APPROVAL
140 WESTPHAL DRIVE**

The LWRP for 140 Westphal Drive for a wind tower was reviewed and discussed. Attorney Welch explained that this is an unlisted action so it does require a determination and LWRP approval from the Planning Board. Tom Jensen stated that the Conservation Board determined that it is consistent with the LWRP and had no issues. It received a height variance from the Zoning Board.

A motion was made by Tom Jensen, seconded by Mark Reeves to approve the LWRP for 140 Westphal Drive for a wind tower. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Mark Reeves aye. Motion carried.

Mark Reeves mentioned that at the Zoning Board meeting someone asked if the tower produces electricity when it is not turning.

Chairperson Linda Morey explained that the other two LWRPs on tonight's agenda are Type II actions and don't require approval from the Planning Board. LWRPs for Type II actions will not be coming before the Planning Board as written in the regulations.

DISCUSSION

PROCEEDURE SHEETS- Chairperson Linda Morey asked if anyone had any changes to the revised procedure sheets. There were no replies.

A motion was made by Ron Breslawski, seconded by Tom Jensen to accept the changes made to the Procedure Sheets as presented. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettin aye, Mark Reeves aye. Motion carried.

LWRP PROTOCAL- Attorney Welch explained that he reviewed the code and it stated that an LWRP only needs to be completed on Type I and unlisted actions. Therefore Type II actions do not require an LWRP and do not need to come before the Planning Board for approval. He explained that most actions would come in at Concept to the Planning Board.

Conservation Board member Jeanine Klopp stated that the Conservation Board would still like to have an LWRP done for everything.

Chairperson Linda Morey explained that if the Conservation Board wants the code changed then they would need to go before the Town Board to make changes to the code.

The time frame of the LWRP was discussed. It was explained that the LWRP would be given to the Conservation Board when the project comes in for Concept, then it should be back to the Planning Board for Preliminary approval.

Completing an LWRP for Type II actions was discussed. Attorney Welch explained that per the code they are not required. Jeanine stated that in some cases variances are needed so the Conservation Board should review them. She stated that location of sheds and garages should be looked at too. Attorney Welch explained that the need for a variance is determined by the Building Inspector not the Conservation Board. Variances do not require approval from the Conservation Board. Locations for sheds and garages are also the Building Inspector's job.

Attorney Welch offered to come to the next Conservation Board meeting to discuss this. The members thought that would be a good idea.

ADJOURNMENT

A motion was made by Tom Jensen, seconded by Judy Hazen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Nettnin 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, August 3, 2009 at 7:30pm. Deadline for all fees is July 20, 2009 at 12:00pm.