

Hamlin Planning Board *Minutes*  
Tuesday, September 8, 2009  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the 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 and Mark Reeves.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Charles Welch, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Conservation Board members Jeanine Klopp, Nick Kramer, Merritt Ackles and Ed Evans and William Tower, Robert Avery, Kevin Sullivan, David Matt, Ken Schlecht and Jason Baxter.

A motion was made by Ron Breslawski, seconded by Tom Jensen to approve the minutes from the August 3, 2009 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey abstain, Reeves aye. Motion carried, minutes approved.

**SIMPLE LOT COMBINATION**

**WILLIAM TOWER**

**1369 WALKER LAKE ONTARIO ROAD**

William Tower and Engineer Kevin Sullivan were present seeking Simple Lot Combination approval for a land swap between Mr. Tower and the Northstar Sportsman Club. Mr. Sullivan explained that the Club was selling Mr. Tower a portion of the Railroad bed parcel in exchange for a portion of his lot to the rear of his parcel. Mr. Tower would be combining the strip of the railroad bed property to his existing lot. Mr. Sullivan added that as requested at last month's meeting they are combining the land locked piece of property with the Railroad bed parcel that fronts on Wiler Road. The note "For Subdivision only" as been added to the map per Town Engineer comments.

A motion was made by Dave Martin, seconded by Judy Hazen to approve the Simple Lot Combination for the William Dryer and Other Lands Subdivision located at 1369 Walker Lake Ontario Road per Town Code 125-74 E 10 the Board waives the need for a Public Hearing. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

**SIMPLE LOT COMBINATION  
KRONENBERG SUBDIVISION**

**500 HAMLIN CLARKSON T.L. ROAD**

Robert Avery of Avery Engineering was present representing Mark Kronenberg seeking Simple Lot Combination Approval for the Kronenberg Subdivision located at 500 Hamlin Clarkson T.L. Road. Mr. Avery explained that Mr. Kronenberg owns the 0.8-acre parcel with the Pizzeria on it and the half-acre lot to the north with a garage and parking lot on it. He would like to combine the two parcels creating one 1.3-acre lot. Both parcels are zoned C-GB.

Town Engineer J.P. Schepp stated that “For Subdivision only” needed to be added to the map. Mr. Schepp also suggested re-naming the Subdivision due to similar Subdivisions in the Town already.

Building Inspector Lee Nettin noted that the neighbor’s fence is on Mr. Kronenberg’s property according to the map.

Attorney Welch questioned future entrance intent for a driveway entrance at this location. Mr. Kronenberg stated it’s a possibility. Attorney Welch stated that it would require Town Review and DOT approval. Mr. Kronenberg understood.

Tom Jensen asked if Mr. Kronenberg had talked to the neighbor regarding the fence. Mr. Kronenberg stated that he didn’t even know it was on his property and it is not an issue at this time.

A motion was made by Tom Jensen, seconded by Dave Martin to approve the Simple Lot Combination for the Kronenberg Subdivision (to be renamed) located at 500 Hamlin Clarkson T.L. Road per Town Code 125-74 E 10 the Board waives the need for a Public Hearing. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

**SIMPLE LOT COMBINATION  
MILLER RE-SUBDIVISION**

**2092 BRICK SCHOOLHOUSE ROAD**

Rich Maier of Maier Land Surveying was present representing Richard Miller seeking Simple Lot Combination for the Miller Re-Subdivision located at 2092 Brick Schoolhouse Road. Mr. Maier explained that the owner would like to combine his two lots due to the new waterline fees.

Town Engineer J.P. Schepp stated that “For Subdivision only. Not Approved for Building” needed to be added to the map.

A motion was made by Dave Martin, seconded by Tom Jensen to approve the Simple Lot Combination for the Miller Re-Subdivision located at 2092 Brick Schoolhouse Road per Town Code 125-74 E 10 the Board waives the need for a Public Hearing. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

**FINAL SITE PLAN APPROVAL  
KEN AND MARY JO SCHLECHT**

**7146 TUCKER LANE**

Dave Matt from Schultz Associates was present representing Mr. and Mrs. Schlecht seeking Final Site Plan approval for 7146 Tucker Lane. Mr. Matt explained that since the last meeting some changes have been made to the plans. A turn around and parking have been added for the existing cottage and a turn around for the proposed house was also added. A note for snow removal all winter was added and a note that trees over the road needed to be continually trimmed was added. The water supply for sprinkler system was increased. A 2" line was added.

Town Engineer J. P. Schepp stated that the addition of the sprinkler system addresses concerns. He also stated that the Town's Development Regulations only allows for 5 houses on a private road. This would be the sixth house on the road. The Fire Marshal did review the proposal. All other Engineering concerns have been addressed.

Mr. Matt confirmed that the house would have a sprinkler system.

Building Inspector Lee Nettin stated that this house would actually be the seventh on Tucker Lane. There are six houses currently.

Tom Jensen stated that there are wetlands along both sides of Tucker Lane. It is a nice piece of property but it is very small. He is concerned with the septic system being too close to the wetlands. Having 7 houses on a private road is not allowed per the Development Regulations. In his opinion the house is too close to the lake and wetlands. He is also concerned with bringing heavy equipment down the private road. He questioned who is responsible for maintaining the road.

Mr. Matt stated that they could add the note to the plans that the owner is responsible for all road repairs due to the construction of the house. He stated that he would look into who is responsible for maintenance of the private road.

Chairperson Linda Morey stated that there were still concerns regarding emergency vehicle access even though the trees have been trimmed. The number of houses on the street is also an issue.

Attorney Welch explained that the Development Regulations are not a Zoning Code. The Regulations are a little more flexible. The addition of the sprinkler system does help with the fire concerns due to the number of houses on the street.

Conservation Board member Jeanine Klopp read comments from Scott Jones from the DEC regarding this proposal. "This parcel contains sensitive natural environmental features that will inevitably be lost or significantly compromised by residential development. I strongly recommend limiting development to outside the Structural Hazard area and 100 feet from the Natural Protective Feature, wetland and stream."

Mark Reeves questioned if this was an existing lot. Mr. Matt stated that yes it is an existing lot.

Tom Jensen stated that he could not vote for this proposal.

Ron Breslawski agreed due to the wetland concerns and the driveway access.

Judy Hazen agreed with Tom. This is not an approvable plan.

Mark Reeves commented that it is an existing lot however.

Dave Martin stated that a lot of money has been spent for this proposal. More review needed to be done prior to submitting this proposal.

Dave Matt stated that this proposal did receive Preliminary approval with contingencies and they have met all of those requirements.

Tom Jensen stated that this is not an approvable lot. There is nothing more that can be done to this proposal to get it approved.

Ron Breslawski stated that since the Preliminary approval the Board has received the DEC comments.

A motion was made by Tom Jensen to grant Final Site Plan approval to 7146 Tucker Lane to construct a single-family house. There was no second.

Tabling the decision was suggested as long as the owner's representative agreed to waive the time requirement for making Final Site Plan determination on this application. Mr. Matt agreed.

A motion was made by Mark Reeves, seconded by Tom Jensen to table this decision for Final Site Plan approval for 7146 Tucker Lane. Engineer Dave Matt agreed to waive the time requirement for making Final Site Plan determination for this application. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

**MYLAR RE-SIGNING  
MOSLEY SUBDIVISION**

**564 HAMLIN CLARKSON T.L. RD.**

Dave Matt from Schultz Associates was present representing Joanne Mosley seeking Mylar re-signing approval for the Mosley Subdivision located at 564 Hamlin Clarkson T.L. Road. Mr. Matt explained that this was approved in February 2009 but was never filed. The 60 days has expired so they are just looking to have the Mylar resigned so it can be filed. No changes have been made to the plans.

Town Engineer J.P. Schepp had no issues.

A motion was made by Tom Jensen, seconded by Ron Breslawski to approve the re-signing of the Mylar for the Mosley Subdivision located at 564 Hamlin Clarkson T.L. Road with no changes being made to the plans. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

**MYLAR RESIGNING  
JENSEN SITE PLAN**

**7016 BENEDICT BEACH**

Tom Jensen and Attorney Welch excused themselves for this proposal.

Rich Maier from Maier Land Surveying was present to represent Richard and Marlene Jensen seeking Mylar re-signing approval for the Site Plan for 7016 Benedict Beach. Mr. Maier explained that this Site Plan was approved over a year ago. The owners live out of state and when they were ready to apply for a building permit for the house the variances, which are only good for 1 year had expired. So they went back to the Zoning Board for an extension on the variances and now need the Mylar to be re-dated since it is over a year since it was approved. There are no changes to the Site Plan.

Town Engineer J.P. Schepp had no issues.

Building Inspector Lee Nettin questioned if the shed on the Site Plan was still on the property. It was determined that it was actually a gazebo and it was still there. Lee also questioned if they were using the existing septic system. Mr. Maier stated no the old system will be filled per the Health Dept. regulations and they are putting in a new system near the road.

A motion was made by Ron Breslawski, seconded by Dave Martin to approve the re-signing of the Mylar for the Site Plan located at 7016 Benedict Beach for a single-family house with no changes being made to the plans. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye. Motion carried.

Tom Jensen and Attorney Welch returned to the meeting.

### **DISCUSSION**

Mark Reeves requested that any information on proposals be shared with all Board members through email or letters prior to meetings.

The Board discussed the application for 7146 Tucker Lane and timing of the DEC report.

Town Board Liaison Dave Rose stated that there were two applications for the vacant Planning Board seat. Interviews would be set up at the next Town Board meeting. There will not be a Zoning Workshop for September.

Conservation Board member Jeanine Klopp stated that their next meeting would be held at Hamlin Beach in the new office building. Ed Evans gave a CCC Camp update. He stated that they are making new finds every day. They are trying to get plans from the Army Corp. of Engineers. The work and clearing continues.

### **ADJOURNMENT**

A motion was made by Mark Reeves, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey 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, October 5, 2009 at 7:30pm. Deadline for all fees is September 21, 2009 at 12:00pm.**