

Hamlin Planning Board *Minutes*  
Monday, April 4, 2011  
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, Mark Reeves and Peter Tonery.

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Conservation Board members Jeanine Klopp, Nick Kramer, Jason Baxter and Ed Evans, Engineer Dave Matt and residents Dennis Westfall, Matt and Mari Lou Catracchia.

A motion was made by Ron Breslawski, seconded by Mark Reeves to approve the minutes from the March 7, 2011 meeting as recorded. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

**SIMPLE RE-SUBDIVISION APPROVAL  
RABJOHN SUBDIVISION**

**740 HAMLIN CENTER ROAD**

Dave Matt from Schultz Associates was present representing Walter Knight seeking Simple Subdivision approval for the Rabjohn Subdivision located at 740 Hamlin Center Road. Mr. Matt explained that the County comments have been received and there were no issues.

A motion was made by Dave Martin, seconded by Peter Tonery to grant approval of the Rabjohn Subdivision for Walter Knight located at 740 Hamlin Center Road. County comments have been received. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONCEPTUAL SUBDIVISION/SITE PLAN APPROVAL  
STEPHEN DEVAY SUBDIVISION**

**480 WALKER ROAD**

Dave Matt from Schultz Associates was present representing Stephen DeVay seeking Conceptual Subdivision/Site Plan approval to construct a single family house located at 480 Walker Road. Mr. Matt presented a map to the Board showing that this was the best location for the septic. County comments have been received and there were no issues. The Board discussed the current violations on the property. A decision was made that the current violations must be cleared up before Final approval. Town Engineer J.P. Schepp stated that the Engineering concerns had been addressed. A Conservation Overlay Permit

is required for the septic. Conservation Board member Jeanine Klopp had no additional concerns. Dave Martin questioned the driveway width being adequate. Lee Nettin stated that the driveway width was adequate for emergency vehicles.

A motion was made by Peter Tonery, seconded by Judy Hazen to grant Conceptual Site Plan approval for the DeVay Subdivision and refer them to the Zoning Board for variances. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **MYLAR RE-SIGNING CALA SUBDIVISION**

Dave Matt from Schultz Associates was present seeking Mylar re-signing approval for the Cala Subdivision located at 7874 Newco Drive. Mr. Matt explained that the Mylar wasn't filed with the County within the 60 days so new signatures are needed. There were no changes to the plans.

A motion was made by Tom Jensen, seconded by Ron Breslawski to grant Mylar re-signing approval for the Cala Subdivision located at 7874 Newco Drive. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **MYLAR RE-SIGNING MOSLEY SUBDIVISION**

Dave Matt from Schultz Associates was present seeking Mylar re-signing approval for the Mosley Subdivision located at 624 Hamlin Clarkson T.L. Road. Mr. Matt explained that the Mylar was approved but not filed with the County so new signatures are needed. There were no changes to the plans. Ready to build now.

A motion was made by Mark Reeves, seconded by Tom Jensen to grant Mylar re-signing approval for the Mosley Subdivision located at 624 Hamlin Clarkson T.L. Road. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **CONSERVATION DEVELOPMENT PERMIT 13 SUMMER HAVEN**

Scott Hepler was present representing Dennis Westfall seeking Conservation Development Permit approval for a 60' dock located at 13 Summer Haven. Mr. Hepler explained that the dock is 8' wide and 60' long and made of steel. He has a permit from

the DEC. This proposal is exempt from the County DRC. The Board stated that the permit is good for 1 year.

A motion was made by Peter Tonery, seconded by Tom Jensen to grant a Conservation Development Permit approval to Dennis Westfall for a 60' dock located at 13 Summer Haven good for 1 year from date of permit issuance. This is a Type II Negative SEQR Declaration. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **CONSERVATION DEVELOPMENT PERMIT 1 COUNTRY CREEK LANE**

Mari Lou Catracchia was present seeking Conservation Development Permit approval for a deck extension and above ground pool located at 1 Country Creek Lane. They would just be adding a ramp from the current deck to the pool. Town Engineer J.P. Schepp discussed FEMA issues. Building Inspector Lee Nettin checked with the DEC and they don't have any issues with drainage as long as the pool is not drained directly into the creek. Conservation Board member Jeanine Klopp had no concerns.

A motion was made by Dave Martin, seconded by Ron Breslawski to grant a Conservation Development Permit approval to Mari Lou Catracchia for a deck extension and above ground pool located at 1 Country Creek Lane good for 1 year from date of permit issuance. This is a Type II Negative SEQR Declaration. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **DISCUSSION**

Chairperson Linda Morey discussed the SEQR process. The Board decided that the SEQR Officer would complete the SEQR forms for all proposals.

Nothing from the Town Board

Conservation Board member Jeanine Klopp reminded everyone of Earth Day April 16, 2011 at Hamlin Beach State Park from 9:00 to 3:00.

**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, Tonery aye. Motion carried, meeting adjourned.

Minutes respectively taken by Jason Nettin and submitted by:

Heather Norman  
Clerk to the Support Boards

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, May 2, 2011 at 7:30pm. Deadline for all fees is April 18, 2011 at 12:00 noon.**