

Hamlin Planning Board *Minutes*  
Monday, May 2, 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 Darryl Moser and residents Betsy and Mike Henner, Janet SurrIDGE and Fred Paye.

A motion was made by Mark Reeves, seconded by Ron Breslawski to approve the minutes from the April 4, 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  
HUNT CLUB SUBDIVISION**

**2264 M. O. C. L. RD.**

Janet SurrIDGE was present seeking a Simple Subdivision approval for the Hunt Club Subdivision located at 2264 Monroe Orleans County Line Rd. Ms. SurrIDGE explained that the 100 acre lot was purchased by 3 people for F & B Uplands Birds, Inc., which is a pheasant shooting preserve owned by her, her husband and her brother. They want to divide the lot into two separate equal lots. This will not change the business there at all.

Chairperson Linda Morey explained that 100 acres are required for a shooting preserve per the code. Ms. SurrIDGE stated that a lease agreement for the property had been provided.

Town Engineer J.P. Schepp stated that he didn't have any engineering concerns he was just concerned with how the subdivision would affect the current Special Use Permit approval.

Building Inspector Lee Nettnin stated that the existing shed on the lot would be located on the property line which is not in compliance with the code. Ms. SurrIDGE stated that they would move the shed to meet the code requirements.

Attorney Ken Licht suggested dividing the property by deed. Ms. SurrIDGE explained that her Attorney recommended that the property be subdivided. She explained that they wanted the actual property line dividing the lot in case they want to sell off their portion

in the future. Attorney Licht stated that the Planning Board could put restrictions on the Special Use Permit approval. In the future if ½ of the property was no longer used for the preserve than the SUP approval wouldn't be valid.

Chairperson Linda Morey stated that “not approved for building” needed to be added to the map.

Tom Jensen questioned the lot not being the 100 acres that is required. Attorney Licht stated that could be handled with conditions on the approval. The lease agreement can also be accepted. He asked that the property description be added to the lease agreement before approval.

A motion was made by Mark Reeves, seconded by Judy Hazen to table the decision for the Hunt Club Subdivision located at 2264 M.O.C.L. Rd. until next month due to County comments not being received yet. The property description needs to be added to the lease and revised maps for next month's meeting also. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**COMMERCIAL SITE PLAN APPROVAL  
RECYCLING CENTER**

**1675 LAKE ROAD**

No one was present.

**CONCEPTUAL SITE PLAN APPROVAL  
ELIZABETH HENNER**

**7658 NEWCO DRIVE**

Rich Maier from D.D.S. Engineers was present representing Elizabeth Henner seeking Conceptual Site Plan approval to construct a single family house located at 7658 Newco Drive. Mr. Maier explained that there is an existing house on the lot now. Several years ago there was a fuel oil leak on the property. Mitigation of the spill has been settled with the DEC and the owners are ready to build a new house on the lot. They are building basically the same house. They are moving it forward towards the lake. The new house will not have a basement. Everything is being removed including the decks. It is currently a 3 bedroom house and they are proposing a 3 bedroom house. They are using the existing leach field and upgrading the septic. They will be using the existing driveway and water service. Variances are needed for the existing lot.

Chairperson Linda Morey questioned how they were mitigating the spill. Ms. Henner stated that they would be removing the soil per the DEC approval and specifications.

Town Engineer J.P. Schepp stated that bench marks, the north property line, neighboring structures, drainage plan, wetland boundaries, number of bedrooms and an impervious surface tally all needed to be added to the plans. A Conservation Development Permit from the Planning Board is needed.

Building Inspector Lee Nettnin stated that the Conservation Overlay line, decks and patios if any needed to be shown on the plan. DEC permits will be required. Utilities and fire hydrants need to be shown on the plan. The driveway needs to be 12'. The existing is only 10' wide and needs to handle the weight of fire equipment. The tax account numbers and owners for the neighboring properties are incorrect and should be fixed.

Chairperson Linda Morey questioned the existing septic. Mr. Maier stated that they currently have a 3 bedroom house and they are proposing a 3 bedroom house. They don't have any problems with the existing septic now.

The Conservation Board had no comments.

The Board discussed the changes that were needed and decided that they would not be able to grant Conceptual approval at this time. They requested corrected maps with all of the information added that was discussed tonight.

A motion was made by Tom Jensen, seconded by Judy Hazen to refer Elizabeth Henner to the Zoning Board of Appeals for variances to construct a single family house at 7658 Newco Drive. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **SIMPLE LOT COMBINATION APPROVAL HESS RE-SUBDIVISION**

**300, 340, 342 KETCHUM RD.**

Darryl Moser from Schultz Associates was present representing Dean Hess seeking Simple Lot Combination approval for the Hess Re-Subdivision located at 300, 340, 342 Ketchum Road. Mr. Moser explained that Mr. Hess is re-subdividing the lots to have more farm land. His mother would own the house with 7 acres now. The other lot would be 31 acres for farm land. They have 3 separate lots and there will still be 3 separate lots. They are just changing the lot lines. Mr. Moser stated that he would revise the map to show the entire farmlands on the map.

Attorney Licht stated that the existing tax account numbers needed to be added to the map also.

Town Engineer J.P. Schepp stated that that the parent parcel property lines needed to be shown on the map. Lot 1 and Lot 2 should be labeled also.

Building Inspector Lee Nettin stated that this application is exempt from DRC comments.

A motion was made by Peter Tonery, seconded by Mark Reeves to table the decision for Dean Hess seeking Simple Lot Combination approval for the Hess Re-subdivision until next month due to revised maps being requested. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE LOT COMBINATION APPROVAL  
EAST END SUBDIVISION**

**SHORE ACRES DRIVE**

Rich Maier was present representing Kathleen Foy and Deborah Lee seeking Simple Lot Combination approval for the East End Subdivision located on Shore Acres. Mr. Maier explained that the original owner divided the lots and sold them to different owners. There are two separate owners so the Attorney requested two separate maps. Revised maps were passed out. The East End Subdivision North Section would be for Kathleen Foy and The East End Subdivision South Section would be for Deborah Lee. This was originally done by deed only so they are trying to add to their existing lots and clean this matter up. Both lots require variances. An existing garage on The East End Subdivision South Section needs a variance also.

Judy Hazen questioned the heating pipe on the garage and asked if anyone was living in the garage. Mr. Maier stated that it was just purchased by Ms. Lee so he didn't believe anyone was living there.

A motion was made Peter Tonery, seconded by Mark Reeves to refer the applications for Kathleen Foy and Deborah Lee to the Zoning Board of Appeals for variances as needed. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**COMMERCIAL SITE PLAN APPROVAL  
RECYCLING CENTER**

**1675 LAKE ROAD**

No one was present.

**DISCUSSION**

Town Board Liaison Dave Rose reported that the Redman/Cook Road Water District was approved. There is a Workshop scheduled tomorrow for the Agricultural Overlay District.

Chairperson Linda Morey stated that she wrote a letter to the Zoning Board regarding her concerns with an application that is before their Board requesting a variance to not pave the parking lot. It was explained that the variance request has changed. The Board agreed that they still had the same concerns with the request.

**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 submitted by:

Heather Norman  
Clerk to the Support Boards

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, June 6, 2011 at 7:30pm. Deadline for all fees is May 23, 2011 at 12:00 noon.**