

Hamlin Planning Board *Minutes*
Monday, June 6, 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: Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Tonery.

Excused: Ron Breslawski

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 Steve Cushman, Ron Soule, Ron Sisson, Mark and Deb Shores.

A motion was made by Judith Hazen, seconded by Peter Tonery to approve the minutes from the May 2, 2011 meeting as recorded. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

**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. Mosher presented a new map that showed the entire farm and tax account numbers per the request. He 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 30 acres for farm land and he would be squaring off his lot. They have 3 separate lots and there will still be 3 separate lots. The Conservation Overlay is shown on the map.

Building Inspector Lee Nettnin stated that this application is exempt from DRC comments. There were no Engineering concerns. There were no concerns from the Conservation Board.

A motion was made by Dave Martin, seconded by Judy Hazen to grant Simple Lot Combination approval for the Hess Re-subdivision located at 300, 340, 342 Ketchum Road. The Board waives the Public Hearing per Town Code 125-74B(10). This is a Type II Negative SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT
STEVE CUSHMAN**

6564 SHORE ACRES

Steve Cushman was present seeking Conservation Development Permit approval to construct a 12' x 14' sunroom located at 6564 Shore Acres.

Mark Reeves questioned the elevation of the sunroom needing to be at 252' which would require there to be a 7" step up. Mark questioned if the addition at 8054 Newco Drive would be required to be at 252' also. Building Inspector Lee Nettin stated that new additions are required to be at 252' elevation. Mark questioned if it would be the same for the addition at 8054 Newco Dr. Lee stated yes it would be. Mark questioned if they could get a variance. Lee stated that they could go to the State to apply for a variance.

There were no Engineering concerns and no Conservation Board concerns. Lee Nettin stated this is exempt from the DRC referral.

A motion was made by Mark Reeves, seconded by Tom Jensen to grant Conservation Development Permit approval to Steve Cushman to construct a 12' x 14' sunroom located at 6564 Shore Acres good for 1 year from the date of permit issuance. This is a Type II Negative SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT
BROCKPORT YACHT CLUB**

7493 SANDY HARBOR DR.

John Fox was present representing the Brockport Yacht Club seeking Conservation Development Permit approval for a 11' x 8' shed located at 7493 Sandy Harbor Dr. Mr. Fox explained that they had 2 sheds that they need to replace. They will be rotating the existing fuel tank and building the new shed for storage only.

There were no Engineering concerns and no Conservation Board concerns. Building Inspector Lee Nettin stated this is exempt from the DRC referral. He questioned if a DEC permit was required. Mr. Fox stated that he contacted the DEC and he will make application to the DEC for a permit. Lee questioned if it would be a joint application with the Army Corp. Mr. Fox stated no just a DEC application.

A motion was made by Peter Tonery, dually seconded by Dave Martin and Mark Reeves to grant Conservation Development Permit approval to the Brockport Yacht Club contingent on DEC approval for an 11' x 8' shed located at 7493 Sandy Harbor Dr. good for 1 year from the date of permit issuance. This is a Type II Negative SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT
RONALD SOULE**

7542 SANDY HARBOR DR.

Ronald Soule was present seeking Conservation Development Permit approval for an 8' x 10' concrete step located at 7542 Sandy Harbor Dr. Mr. Soule stated that he needs to reconstruct the front steps due to the raising of the cottage. He needs taller steps now.

There were no Engineering concerns and no Conservation Board concerns. Lee Nettin stated that this is exempt from the DRC referral.

A motion was made by Dave Martin, seconded by Peter Tonery to grant Conservation Development Permit approval to Ronald Soule for an 8' x 10' concrete step located at 7542 Sandy Harbor Dr good for 1 year from the date of permit issuance. This is a Type II SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT
RON SISSON**

11 SUMMER HAVEN DR.

Scott Hepler was present representing Ron Sisson seeking Conservation Development Permit approval for an 8' x 40' dock located at 11 Summer Haven Dr. Mr. Hepler stated that this would be a dock similar to the other ones he has done. This one would have a side boat hoist. They have DEC and Army Corp. approval.

There were no Engineering concerns and no Conservation Board concerns. Lee Nettin stated this was exempt from DRC referral. Peter Tonery questioned if this was it or if something else would be added onto the deck later. Mr. Hepler stated that this is it. If anything else was added in the future then they would need to come back for approvals.

A motion was made by Dave Martin, seconded by Tom Jensen to grant Conservation Development Permit approval to Ron Sisson for an 8' x 40' dock located at 11 Summer Haven Dr. good for 1 year from the date of permit issuance. This is a Type II SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT
JASON REQUA**

39 COOK ROAD

Jason Requa was present seeking Conservation Development Permit approval for a 20' x 30' 2nd story addition. Mr. Requa explained that his house is located near a pond so he needs a Conservation Development Permit. The addition is over his existing garage. He would be eliminating 1 existing bedroom and adding a master bedroom and bathroom.

There were no Engineering concerns. Conservation Board member Jeanine Klopp stated that there is a pond on the property but the addition wouldn't have any impact on it. Attorney Licht stated it wasn't changing the footprint so he had no issues. Lee Nettin stated this is exempt from DRC referral.

A motion was made by Peter Tonery, seconded by Mark Reeves to grant Conservation Development Permit approval to Jason Requa for a 20' x 30' 2nd story addition located at 39 Cook Rd. good for 1 year from the date of permit issuance. This is a Type II SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT MARK SHORES

8054 NEWCO DRIVE

Mark Shores was present seeking Conservation Development Permit approval for a 20' x 12' rear addition and 8' overhang located at 8054 Newco Drive. Mr. Shores stated that the existing flat roof is leaking. He talked to some contractors and they suggested a peak roof. Squaring off the cottage with a rear addition was suggested also. He would also like an overhang shown on the east side for shelter. Chairperson Linda Morey questioned how the overhang would be supported. Mr. Shores stated that he might want the overhang to be on the west side with posts on the deck. Chairperson Linda Morey stated then it would be a porch. Mr. Shores stated yes if he does it on the west side.

Town Engineer J.P. Schepp stated that he had no Engineering concerns but a good building plan would be needed. Building Inspector Lee Nettin stated that he is a little gun shy of the overhang. It is shown on the east side. Now it has changed to the west side. The existing deck supports are questionable and he is not sure it could support the overhang. Attorney Ken Licht questioned if any trees would be removed. Mr. Shores stated no it is an open lot. There were no Conservation Board concerns.

Dave Martin questioned if there are blue prints. Mr. Shores stated that they hadn't decided on a contractor yet. Lee Nettin stated that stamped prints are required for projects over \$20,000.00. Mr. Shores stated he would have stamped plans. Mark Reeves stated now the porch needs posts and plans also. Some discussion took place on the overhang. It was stated that one overhang could be approved and the owner could decide which side it would be on.

A motion was made Mark Reeves, seconded by Peter Tonery to grant Conservation Development Permit approval to Mark Shores for a 20' x 12' rear addition and one (1)12' overhang located at 8054 Newco Dr. good for 1 year from the date of permit issuance. This is a Type II SEQR determination. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

SITE PLAN REVISION**HAMLIN MEADOWS SUBDIVISION****ROOSEVELT HIGHWAY**

Jim Beehler was present seeking Subdivision/Site Plan revisions to Lots 115 and 117 of the Hamlin Meadows Subdivision located on Roosevelt Highway to have duplex rental homes approved. Mr. Beehler explained that he was here and had 4 lots approved for duplexes previously. He is looking to have these two lots approved for duplexes too and this section would all be rentals. It is zoned Senior Zoning.

There were no Engineering concerns and no Conservation Board concerns. Lee Nettin stated this would be exempt from DRC referral.

A motion was made by Dave Martin, seconded by Tom Jensen to schedule a Public Hearing for Jim Beehler seeking Subdivision/Site Plan revisions for Lots 115 and 117 of the Hamlin Meadows Subdivision located on Roosevelt Highway for July 5, 2011 at 7:30pm. Members polled Hazen abstain, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

The Board reminded Mr. Beehler to have his fees into the Clerk by the deadline.

DISCUSSION

The Board discussed pavement in the Town. Lee handed out some information on millings. Our code defines pavement differently than in the Development Regulations. Recycled asphalt and millings were discussed. Lee stated that millings come from ground up roads. They might not last as long but should be allowed as a cheaper alternative for residents. J.P. stated that we just need to be careful on what kind of product is being used. The State is coming out with specs for the amount of asphalt that is required. The testing of the product would determine the amount of asphalt. Mark agreed we should use specs recognized by the State. Town Board Liaison Dave Rose stated that there is a formula for recycled asphalt. It needs to be certified. J. P. stated that he could find a spec to use in the code to ensure the quality of the product. Where can millings be purchased was questioned. J.P. stated that they are purchased from larger paving contractors. It has to be mixed and certified. Linda asked J.P. to do some research on specs for the code and they would look at it again next month.

The Board discussed the Pre Application Sketch Conference under Town Code 125-74. The code doesn't refer to a Conceptual Plan. The Development Regulations does but it is only a guideline. Linda stated that applicants can come in for a Pre Application Sketch Conference. They won't get any Engineering advice and they won't be charged. No motions can be made. Applicants can go right to Preliminary approval but now a Letter of Intent will be required per the code. J.P. stated that the Development Regulations call for a Conceptual Plan to be presented with requirements. He stated that Preliminary still can't be approved without a Public Hearing. He suggested looking at Town Law Section 274 and 276. He stated that it is easier and quicker to change the Development

Regulations. The Planning Board has a Public Hearing and then the Town Board approves the changes. Attorney Ken Licht will look at Town Law and report back next month.

The Board agreed that Mr. Beehler should be required to have a Letter of Intent for the Preliminary approval next month.

Town Board Liaison Dave Rose reported that there will be a Public Hearing before the Town Board meeting for the updating of the codes done by General Code Publishers. Attorney Licht stated that main change for the Planning Board is that code 125-74 has been divided up into 4 different sections which will make it easier. Dave Rose stated that the next Zoning Workshop would be in Sept. No meeting in June, July or August.

Conservation Board member Jeanine Klopp stated that starting June 1 they are recycling 1-7 plastics.

ADJOURNMENT

A motion was made by Tom Jensen, seconded by Mark Reeves to adjourn tonight's meeting barring no further business. Members polled 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 Tuesday, July 5, 2011 at 7:30pm. Deadline for all fees is June 20, 2011 at 12:00 noon.