

Town of Hamilton
Planning Board Meeting
Tuesday October 9, 2018, 7:00 PM
Hamilton Public Library
13 Broad Street, Hamilton

Present: Darrell Griff, Elaine Hughes, Mary Galvez, Bill Nolan, Bettyann Miller, Deputy Town Clerk Elisa Robertson

Absent: CEO Mark Miller

Others: Holly Chapman, Brad Smith, Doug Smith, Diane Helly

Meeting called to order 7:00 PM

New Business

Douglas Smith, Trustee, Minor Subdivision Application, Preliminary Review, Poolville and Cranston Road, Tax Map # 1885.-1-12.1

CEO Mark Miller had a few questions about the survey map that was provided. He reached out to the Town's Attorney to ask some questions regarding the electricity that runs through the +/- 1 acre subdivision to the barn on the larger parcel.

1. The Board requires the applicant to provide a letter from the surveyor of record stating that there have been no changes to the submitted plot plan since its rendering on October 9, 2006.
2. The Board requires the applicant to direct their attorney to create an easement agreement regarding the powerlines that cross from one plot to the barn on the other.

Chairman Griff asks the Board if they have any questions. There is an inquiry by board member Hughes as to where the well for the house is located. It is on the one acre to be subdivided out. They discuss the road frontage, there are only 41 feet for road frontage on Poolville Road however the property extends to Cranston Road where there is more than 200 feet of road frontage. The 41.33 foot section will stay with the barn as a driveway. Board member Miller cautions the applicant about access to the larger parcel; considering the river runs through the entire parcel on Cranston Road, this may limit their ability to subdivide that lot in the future. No other action is to be taken on this application at this time. The applicant will be leaving town for 5-6 months and his sister will be representing him henceforth. The next meeting will be

held on November 13, 2018 and will include a public hearing for this application. Meetings from now until March will be held at the Hamilton Public Library.

Old Business

Holly Chapman, Special Use Permit Application, Preliminary Review, 7206 Chappel Road, Tax Map 185.-1-29.22

Resolution # 2018- 22: Motion to open Public Hearing regarding the Chapman Application

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: Yes – 5 No – 0

ADOPTED

Chairman Griff asks three times if anyone wishes to speak regarding this application. There is no one in attendance other than Ms. Chapman.

Resolution # 2018- 23: Motion to Close Public hearing on Chapman Application

Motion: Bill Nolan

Second: Mary Galvez

Vote: Yes – 5 No – 0

ADOPTED

The Board reviews Part 1 of the SEQRA (EAF) form. The Board completes part 2&3 as well. The Deputy Clerk states for the record that there was one inquiry about the application; the next-door neighbors, they stated to the Deputy Clerk that they are in favor.

Resolution # 2018- 24: Motion to direct the Chairman to sign Parts 2 and 3 of the SEQRA (EAF) short form.

Motion: Bettyann Miller

Second: Bill Nolan

Vote: Yes – 5 No – 0

ADOPTED

The Deputy Clerk was asked by the Planning Board to research a similar previously issued permit. The Deputy Clerk did the research and found that the previous permit only needed approval by the Planning Board. The Deputy Clerk also reminds the Board of their concerns from the previous meeting and the conditions that they casually discussed. The Board has expressed that they want to be very specific because the permit remains with the land. Board member Nolan asks about the 239 GML (Madison County Planning Department) response. The county's response had not yet been received by the Town office. They will address this in the conditions.

Resolution # 2018- 25: Motion to APPROVE the Chapman Application for a Special Use Permit for dog kennel to be run out of her home with the following conditions:

1. There is to be a maximum of 6 dogs to be boarded at a time.
2. There are to be NO outside runs.
3. The maximum weight for boarders shall be 40 +/- pounds.
4. This approval is contingent on a positive review from the Madison County Planning Department.
5. Absolutely NO changes regarding size, scope, and operation, are permitted. If the applicant wishes to change or modify any of these conditions; they are required to apply for an amendment and come before the board again.

Motion: Mary Galvez

Second: Bill Nolan

Vote: Yes – 5 No – 0

ADOPTED

If the applicant decides to put up a sign she will need to get the sign regulations and a permit from the Codes Officer. Ms. Chapman has previous experience working at other boarding facilities.

Resolution # 2018- 26: Motion to accept minutes dated September 11, 2018.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: Yes – 5 No – 0

ADOPTED

There was one correction that was made to September's minutes.

Resolution # 2018- 27: Motion to adjourn

Motion: Mary Galvez

Second: Elaine Hughes

Vote: Yes – 5 No – 0

ADOPTED

Respectfully Submitted by:
Elisa E Robertson
Deputy Clerk
Town of Hamilton