

Town of Hamilton  
Planning Board Meeting  
Tuesday July 10, 2018, 7:00 PM  
Hamilton Public Library  
13 Broad Street, Hamilton

**Present:** Darrell Griff, Elaine Hughes, Bettyann Miller, Mary Galvez, Bill Nolan, CEO Mark Miller, Town Clerk Sue Reymers

**Absent:** Mary Galvez

**Others:** Jesse Magrath, Stefanie Sterling, Brian Chapin

Meeting called to order 7:05 PM

**Jesse Magrath (Hughes), Minor Subdivision Application, Top of Horton Road, Tax Map#183.-1-13 and 183.-1-12.1, PUBLIC HEARING:**

Elaine Hughes will be recusing herself from this part of the proceedings.

**Resolution # 2018-3: Motion to OPEN Public hearing**

Motion: Bettyann Miller

Second: Bill Nolan

Vote: Yes – 3            No – 0

ADOPTED

There is no one present to comment on the application. Chairman Griff asks 3 times if anyone cares to speak on this application. No response.

**Resolution # 2018-4: Motion to CLOSE the public hearing.**

Motion: Bill Nolan

Second: Bettyann Miller

Vote: Yes – 3            No – 0

ADOPTED

Regular meeting resumes. The board consults the maps that Jesse Magrath has provided, there are no changes from the previous meeting. CEO Miller states that everything is in order. There is some discussion of the leach field. This is two subdivisions being made into a third parcel. The Chairman reviews the GML 239 and reads it into the record. The Board reviews the Short SEQRA form. The chairman reads it into the record.

**Resolution # 2018-5: Motion to declare this board the lead agency on this application.**

Motion: Bettann Miller

Second: Bill Nolan

Vote: Yes – 3            No – 0

ADOPTED

**Resolution # 2018-6: Motion to accept part I of the Short EAF (SEQRA) form on this application.**

Motion: Bill Nolan

Second: Bettyann Miller

Vote: Yes – 3            No – 0

ADOPTED

**Resolution # 2018-7: Motion to approve a Minor Subdivision to Top of Horton Road, Tax Map#183.-1-13 and 183.-1-12.1, lands owned by Christopher and Jolene Hughes.**

Motion: Bettyann Miller

Second: Bill Nolan

Vote: Yes – 3            No – 0

ADOPTED

The Board moves on the New Business.

**SteffCo LLC., Special Use Permit Application; Preliminary Review, 1872 Quarterline Road, Tax Map #170.11-1-25**

Elaine Hughes will be participating for the rest of the meeting.

This is a preliminary review. The Codes Officer and the Board agree that they should review the Site Plan Checklist with the applicants, that it would be beneficial for them as the application moves ahead. There is further discussion about the following items:

E - There are no contours or drainage on the map.

F - They will need to add the buildings, location, design, use, dimensions, and type of construction

G - Parking

H – Pedestrian access

I – Outdoor Storage if necessary

J - Drains, culverts, fences, and retaining walls

K – Sewage disposal, there is already a tank, this needs to be researched by the CEO to see if there is any information in the property's file.

N – Energy distribution.

O-R – Are not applicable.

S - Needs just the general plan

T – W- Need to be addressed

X – Is not Necessary

Y – Is still to be determined

The applicant has a copy of the Site Plan Checklist and can use it as a reference when having their drawings done. It will be used again when the final site plan is submitted for review.

The Board turns its attention to the short form EAF (SEQRA). This applicant had to apply for a Special Use permit because of Section 3.3 (page 8-9) of the Town of Hamilton Zoning Law, Which states:

***SECTION 3.3. Restoration, reconstruction or reestablishment.***

*If any nonconforming use, building or structure is damaged, it may be restored or reconstructed within 18 months of the date of the damage, with an extension in time allowable where proven necessary to the Planning Board. If more than 50% is affected or the restoration or reconstruction includes an expansion of the prior building in terms of total square footage or footprint, then the replacement or reconstruction shall not be permitted except by issuance of a special permit.*

The “50%” is based on square footage; not cost, using the State Code as a guide. Chairman Griff reads through the SEQRA form.

Number 9 is not answered; the board agrees to answer YES to the question.

Number 11 is checked NO; the treatment of waste water is OSWWTS (on site waste water treatment system).

Number 14 is not answered. Consensus of the Board is that none of the options provided really fit the description of the property, therefore, it is being left blank.

Number 15 is not answered. The board checks NO.

SEQRA Review is complete.

**Resolution # 2018-8: Motion to act as lead agency on the SteffCo Special Use Permit Application for 1872 Quaterline Road, Tax Map #170.11-1-25.**

Motion: Elaine Hughes

Second: Bill Nolan

Vote: Yes – 4                      No – 0

ADOPTED

**Resolution # 2018-9: Motion to accept part 1 of the EAF (SEQRA) short form for the SteffCo Special Use Permit and make a negative declaration.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Yes – 4                      No – 0

ADOPTED

This application needs to go to the County for the GML 239 process. The Chairman signs the Ag Data Statement. The Public Hearing needs to be scheduled as well. No further action is needed on this tonight. There is some discussion of different locations for the next meeting. That will be the public hearing as well for the SteffCo application.

**Other Business:**

Follow-up on a prior land transfer application between MaryJane Miner and her sister has gone through and the transfer has taken place. It will be filed at the county so that transfer completes the conditions of that application.

**Resolution # 2018-10: Motion to Approve the minutes dated June 12, 2018**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: Yes – 4            No – 0

ADOPTED

**Resolution # 2018-11: Motion to adjourn**

Motion: Bill Nolan

Second: Bettyann Miller

Vote: Yes – 4            No – 0

ADOPTED

Respectfully submitted by:  
Elisa E. Robertson  
Deputy Clerk