

Town of Hamilton  
Planning Board Meeting  
Tuesday, March 10, 2020 7:00 PM  
Hamilton Public Library  
13 Broad Street, Hamilton

**Present:** Travis Dubois, Mary Galvez, Elaine Hughes, Michael Welshko, Bettyann Miller, Deputy Town Clerk Elisa Robertson, CEO Mark Miller, Kathleen Palmer

**Absent:** None

**Others:** Brian Chapin, Surveyor; Jessica Donnelly; Donald Webb

7:00 pm Chairman Mike Welshko calls the meeting to order.  
He asks the members of the board to introduce themselves to the audience.

**Old Business:**

**Paul and Jennifer Ward; Subdivision Application; Public Hearing and Second Review; Albion Road; Tax Map # 199.-1-62.12**

The Wards wish to divide their 25+/- acre property onto 3 lots.

**Resolution 2020-7: Motion to Open the public hearing for the Ward Subdivision on March 10, 2020 at 7:00 pm at the Hamilton Public Library.**

Motion: Bettyann Miller

Second: Travis Dubois

Vote: YES – 5                      NO - 0

ADOPTED

Surveyor Brian Chapin is present representing the applicants. The board members have been sent all the application materials in advance.

The board reviews the three-lot map and finds it acceptable.

There are some neighbors in attendance, Jessica Hicks speaks for her and her husband. They have put in an offer to the owner they have a few questions. They have questions about buildings or homes being put up on these lots. Chairman Welshko explains to her that the issue before the board to night is whether they can legally divide the property; not about what the future use of the property may be. He explains that no roads or buildings are proposed at this time. When and if these lots are sold, and other things, like single family homes are proposed that is not something that would come before the planning board. That would go before the

Codes Officer to make sure that they comply with building code. CEO Mark Miller gives a few examples of the criteria for the concerned audience member. They are concerned about the value of their property if “manufactured homes” were to be put on that land. The audience looks at the map, it is explained that this board is an enforcement board. The process is explained further for the audience about what other codes and permits may apply.

**Resolution 2020-8: Motion to Close the public hearing for the Ward Subdivision on March 10, 2020 at 7:00 pm at the Hamilton Public Library.**

Motion: Travis Dubois

Second: Elaine Hughes

Vote: YES – 5                      NO - 0

ADOPTED

Chairman Welshko reads through the SEQRA part 2 for the board to discuss. The following changes of modifications are made: NONE  
All questions are answered no or small impact.

**Resolution 2020-9: Motion to Accept Part 2 of the EAF (SEQRA) form and makes a negative declaration.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5                      NO - 0

ADOPTED

**Resolution 2020-10: Motion to declare the Town of Hamilton Planning Board lead agency and to direct the Chairman to sign Part 3 or the SEQRA (EAF) form.**

Motion: Mary Galvez

Second: Travis Dubois

Vote: YES – 5                      NO - 0

ADOPTED

**Resolution 2020-11: Motion to Approve the Ward subdivision.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5                      NO - 0

ADOPTED

Chairman Welshko signs the maps.

**Dunham Heritage Barn; Update; 1647 Poolville Road; Tax Map # 184.-1-35,36,37**

CEO Miller had an update regarding the Dunham Property. The Dunham's have decided to add indoor bathroom facilities to the wedding barn. They will need a SWPPP permit because they have to go over 1000 gallons on their septic because of the water discharge. They wanted to do 2-600 gallon tanks but that was not possible. They did receive the building permit for the interior work.

**Resolution 2020-12: Motion to approve the minutes from the February 11, 2020 meeting.**

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES – 5                      NO - 0

ADOPTED

Deputy Clerk reminds the Board that the new Zoning law will be coming up soon and that they will need some training likely. She also reminds them that they need to have 4 hours of training each year and to remember to do it.

**Resolution 2020-13: Motion to adjourn at 7:38 pm.**

Motion: Travis Dubois

Second: Mary Galvez

Vote: YES – 5                      NO - 0

ADOPTED

Respectfully Submitted by:  
Elisa E. Robertson  
Deputy Clerk