

Town of Hamilton
Planning Board Meeting
Tuesday, October 12, 2021, 7:00 PM
Hamilton Town Community Room
38 Milford Street, Hamilton, NY

Present: Travis Dubois, Mary Galvez, Elaine Hughes, Michael Welshko, Deputy Town Clerk Elisa Robertson, CEO Mark Miller, Kathleen Palmer, Planning Board Alternate.

Absent: Planning Board Alternate Kathleen Palmer was a few minutes late. Bettyann Miller is absent.

Others: Eric Schaeffer, Richard Lee, David Rice, Gair Meres, William Stull

7:06 pm Chairman Mike Welshko calls the meeting to order and announces that the Board will only be covering items on the agenda.

Old Business:

Kessa Schaeffer; Special Use Permit, Preliminary Review, 2089 Spring Street, Tax Map #169.5-2-15

The applicant wishes to use their property as seasonal accommodations. According to the Town of Hamilton Zoning Law Use Table line #7, page 1, of Schedule A this requires a Special Use Permit in the Residential District. This application had been considered incomplete because of a lack of site plan.

The Board has been given the site plan as well as a copy of the Site Plan checklist to review it for completeness. Many of the items on the Site plan review check list will not apply to this particular application.

The board reviews the site plan. The Site Plan was prepared by the applicant's brother-in-law, Eric Schaeffer.

All parking will be on the driveway.

No construction is indicated.

CEO will research the occupancy.

The property is on Hamilton water but not sewer.

Lighting is shown.

Resolution 2021-57: Motion to accept the Site Plan as complete for the Schaeffer Application

Motion: Mary Galvez

Second: Travis Dubois

Vote: YES – 5 NO - 0

ADOPTED

The Board moves on to review the SEQRA Short Form part one. There are a few changes made to the form.

Resolution 2021-58: Motion to review Part one of the SEQRA short form and declare Town of Hamilton Planning Board lead agency.

Motion: Travis Dubois

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

The Chairman asks the board if they have any questions or comments regarding this application. There are none.

Resolution 2021-59: Motion to consider the Schaeffer application for a Special Use Permit complete.

Motion: Travis Dubois

Second: Mary Galvez

Vote: YES – 5 NO - 0

ADOPTED

Resolution 2021-60: Motion to Schedule a Public Hearing for the Schaeffer Application for November 9, 2021

Motion: Travis Dubois

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

There is some discussion about the Covid ramifications and places that may be large enough to hold a crowd for a public hearing. Different options are discussed for location and type of venue. There are many factors to consider. The Board may consider a Zoom Meeting so that all attendees can hear and participate. This decision will be made at a later date.

EFS/Richard Lee; Subdivision, Secondary Review, 738 State Route 12B, Tax Map # 198.-1-13.11

The applicant wishes to subdivide approximately 2.5 acres to add it to the Lee property. EFS has signed off on all the paperwork. Mr Lee's water source is currently on the area to be subdivided. They will add valuable acreage which will make their property a conforming lot.

The Chairman asks if the board has any questions about the map.

The Madison County Planning Department (GML 239) has come back and states that it is being returned

for local determination. There are no impacts on any other municipalities.

Resolution 2021-61: Motion to OPEN the Public Hearing for the EFS/Lee Subdivision

Application.

Motion: Mary Galvez

Second: Elain Hughes

Vote: YES – 5 NO - 0

ADOPTED

There is no other discussion on this application at this time. Mr. Lee is the only spectator left.

Resolution 2021-62: Motion to CLOSE the Public Hearing for the EFS/Lee Subdivision

Application.

Motion: Travis Dubois

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko read through the Parts 2 and 3 of the SEQRA forms

Resolution 2021-63: Motion to review Part 2 of the SEQRA Short Form, make a Negative Declaration, and direct the Chairman to sign Part 3.

Motion: Travis Dubois

Second: Mary Galvez

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko asks if the board has any questions or need discussion

Resolution 2021-64: Motion to APPROVE the application for Subdivision by EFS/Lee with one condition; that the subdivided piece be joined with the Lee property identified as Tax Map # 198.-1-13.11

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

The Board signs their vouchers

Mary Galvez states that where she works would be a good spot if they have a large group.

There is a proposed laws before the Town Board regarding a Moratorium on short term rentals; it may or may not affect this application.

Resolution 2021-65: Motion to approve the Minutes from September 14, 2021.

Motion: Kathleen Palmer

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Resolution 2021-66: Motion to adjourn.

Motion: Travis Dubois

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Next Meeting: November 9, 2021

Cut off Date: October 28, 2021

Respectfully submitted by
Elisa E. Robertson
Deputy Clerk