

Town of Hamilton
Planning Board Meeting
Tuesday, October 11, 2022, 7:00 PM
Hamilton Town Community Room
38 Milford Street, Hamilton

Present: Mike Welshko, Kathleen Palmer, Elaine Hughes, Mary Galvez, Bettyann Miller, Deputy Town Clerk Elisa Robertson.

Absent: Pam Salmon, Planning Board Alternate

Others Present: Brian Chapin

7:00 pm Chairperson Mike Welshko calls the meeting to order.

Old Business:

Cheryl L. Holt; Minor Subdivision Application, Preliminary Review, Preston Hill Road, Tax Map #198.-1-20

The applicant wishes to subdivide their property that consists of +/- 75 acres into four lots. Each lot will have road frontage on Preston Hill Road. Each lot meets the road frontage requirement as well as the acreage requirements.

The Board reviews all the application materials. Everything is present except the final map and the fee needs to be paid. The applicant was concerned that they would need to do a SWPPP (water discharge plan), however, it is not needed for an application for a subdivision.

The Board reviews the maps provided by surveyor Brian Chapin. There is some concern over a driveway that is on lot 1. The surveyor will contact the Highway Superintendent about some questions that he has about the driveway on the northernmost parcel. It is a very steep parcel.

The Board reviews part one of the SEQRA short form and makes any corrections that are needed. There are no corrections to the SEQRA form. If there are any changes to the maps the changes in acreage will be changed on the SEQRA form as well. Number nine on the SEQRA form does not apply to this application.

Resolution 2022-31: Motion to accept Part 1 of the SEQRA short form and declare the Hamilton Planning Board Lead Agency for the Holt Minor Subdivision.

Motion: Mary Galvez

Second: Kathleen Palmer

Vote: YES – 5 NO - 0

ADOPTED

Resolution 2022-32: Motion to schedule a public hearing for the Holt subdivision on November 8, 2022.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

The Chairman asks if the Board has any questions. There are none.

Rolling Hills of Madison County, LLC; Minor Subdivision Application, Preliminary Review, Green Road/Poolville Road, Tax Map #170.-1-20

The applicant wishes to subdivide their property that consists of +/- 177 acres into two lots using the Sangerfield River to divide them. The applicant wishes to redivide the property to the original splits that were created in the 1970's. A previous owner joined the parcels for tax-purposes in 2013. There is no longer a tax incentive to keep them joined. The applicant is starting with these two subdivisions because they already had survey maps for them. They may decide to do other lots in the future. Each lot meets the requirements for road frontage and acreage.

The Board reviews all the application materials. Everything is present except final maps and the fee. Surveyor Chapin states that he will bring in payment for all the subdivisions. The Deputy Clerk asks for the phone number of the applicant for the file. Mr. Chapin will email it tomorrow.

There is some confusion over which property is being discussed considering that two of the subdivisions on the agenda are owned by the same applicant. Each subdivision application is numbered with the last number in the tax map ID, numbers 20 and 50. The Deputy Clerk helps clear the confusion so that the discussion may continue.

The Board reviews the maps provided by surveyor Brian Chapin there are a few questions about the river. Such as, what if the river moves? If the river moves naturally, then, the new location is the new line. Chairman Welshko asks if there are any other questions about the maps.

The Board does a review of part one of the SEQRA short form and makes any corrections that are needed. There are no corrections. Number nine of the questions is not applicable to this application.

Resolution 2022-33: Motion to accept Part 1 of the SEQRA short form and declare the Hamilton Planning Board Lead agency for the Rolling Hills of Madison County, LLC Lot #20 Minor Subdivision.

Motion: Bettyann Miller

Second: Kathleen Palmer

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko asks if the Board has any questions. There are none.

Resolution 2022-34: Motion to schedule Public Hearing for the Rolling Hills of Madison County, LLC Lot #20 Minor Subdivision for November 8, 2022.

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES - 5 NO - 0

ADOPTED

Resolution 2022-35: Motion to send the application materials for the Rolling Hills of Madison County, LLC Lot #20 Minor Subdivision to Madison County for the GML 239 review due to the lots being on County roads.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Rolling Hills of Madison County, LLC; Minor Subdivision Application, Preliminary Review, Wickwire Road, Tax Map #170.-1-50

The applicant wishes to divide their property of +/- 136 acres along Wickwire Road into two lots using the road as the new boundary line. They wish to have 37+/- acres on one side and 99+/- acres on the other. Each lot meets the requirements for both road frontage and acreage.

The Board reviews all the application materials. All materials are present, just the fee needs to be paid. The Deputy Clerk asks for the applicant's phone number to complete the paperwork to go to the County. The applicant has other properties that they may pursue re-subdividing in the future. The applicant is concerned about costs of surveys so they may or may not go forward with those.

The Board reviews the maps provided by surveyor Brian Chapin. There is a square in the middle of one of the parcels with the lot number and the acreage. This was created so that the lot number and acreage can easily be seen. It is not a separate lot to be subdivided.

The Board does a review of part one of the SEQRA short form and makes any corrections that are needed. Again, number 9 is not applicable. There is some discussion about Number 19. At one time there was a manure lagoon on the eastern lot. Discussion among the Board is that the hole is not there; it has been filled in, the property owner mows around it but it is no longer active. It is not useable farmland. Brian Chapin will investigate further and is recommending that the property owner come before the Board at the Public Hearing to answer this and any other questions that may arise. Board member Hughes asks if this issue was brought up when the Town purchased the property next door for recreation purposes. The Deputy Clerk will ask the Town Clerk if that has come up in the committee's discussions of the project. The Board decides to answer NO for that question at this time.

Resolution 2022-36: Motion to accept Part 1 of the SEQRA short form and declare the Hamilton Planning Board Lead agency for the Rolling Hills of Madison County, LLC Lot #50 Minor Subdivision.

Motion: Kathleen Palmer

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Resolution 2022-37: Motion to schedule Public Hearing for the Rolling Hills of Madison County, LLC Lot #50 Minor Subdivision for November 8, 2022.

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES - 5 NO - 0

ADOPTED

Resolution 2022-38: Motion to accept the minutes from July 14, 2022; with one correction in

the attendance section.

Motion: Bettyann Miller

Second: Kathleen Palmer

Vote: YES - 5 NO - 0

ADOPTED

The old business has concluded for the evening.

Chairman Welshko wishes to recognize Mark Miller for his service to the Town. Mark left his position to pursue a job at Madison County working in Weights and Measures. This job also had the benefit of being full time and much closer to his home, making for a shorter commute. Mark was well respected among the Planning and Zoning Boards and by his co-workers. He also had formed very good professional relationships with many local businesses, including local contractors, apartment owners, electricians, and restaurants. He will be greatly missed.

Resolution 2022-38: Motion to recognize former Codes Officer Mark Miller for his service to the Town.

Motion: Bettyann Miller

Second: Kathleen Palmer

Vote: YES - 5 NO - 0

ADOPTED

Resolution 2022-39: Motion to adjourn the meeting at 7:46 pm

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES - 5 NO - 0

ADOPTED

Next meeting will be held on November 8, 2022.

The cut-off date for materials is October 27, 2022.

Respectfully submitted by
Elisa Robertson
Deputy Clerk