

**Town of Hamilton
Planning Board Meeting**

Tuesday, November 8, 2022, 7:00 PM

Hamilton Town Community Room

38 Milford Street, Hamilton

Present: Mike Welshko, Kathleen Palmer, Elaine Hughes, Bettyann Miller, Deputy Town Clerk
Elisa Robertson, and Pam Salmon, Planning Board Alternate

Absent: Mary Galvez

Others Present: Brian Chapin, Cheryl Holt, Deb Hotaling, Don and Laura Dubois

7:04 pm Chairperson Mike Welshko calls the meeting to order.

Old Business:

**Cheryl L. Holt; Minor Subdivision Application, Public Hearing, 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 the maps provided by surveyor Brian Chapin. There is some discussion about the driveway for lot #1. He spoke with the Highway Superintendent earlier and had the driveway locations okayed. Some brush will have to be removed when they put the driveway in for sight lines to be clear. The acreage is to stay the same. The lots are currently for sale.

**Resolution 2022-40: Motion to OPEN the public hearing regarding the Holt Minor Subdivision
Application.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko asks if the public has any questions or comments regarding this application. There is no comment from anyone in the audience. Nothing was received in the mail regarding this application. The only thing that is of concern to this board is the division of property not what the lot is going to be used for, that will come under codes.

Resolution 2022-41: Motion to CLOSE the public hearing regarding the Holt Minor Subdivision Application.

Motion: Pam Salmon

Second: Kathleen Palmer

Vote: YES – 5 NO - 0

ADOPTED

The Board reviews part two of the SEQRA short form. All the questions have been answered as little to no impact. The Chairman checks the second box making a declaration of negative impact.

Resolution 2022-42: Motion to accept Part 2 of the SEQRA short form and direct the Chairman to sign Part 3 making a Negative Declaration regarding the Holt Subdivision.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

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

Resolution 2022-43 : Motion to Approve the Holt application for a 4-lot subdivision.

Motion: Bettyann Miller

Second: Pam Salmon

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko signs the mylar copies , one to be kept at the town office; and one for the county.

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

The applicant wishes to subdivide their property that consists of +/- 181.4 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. Each lot meets the requirements for road frontage and acreage.

The Board reviews the maps provided by surveyor Brian Chapin. Nothing has changed from the original maps.

Resolution 2022-44: Motion to OPEN the public hearing regarding the Rolling Hills #20 Minor Subdivision Application

Motion: Kathleen Palmer

Second: Bettyann Miller

Vote: YES – 5 NO - 0

ADOPTED

Someone asks if there is a reason for this being done. Our Zoning Law does not require that the applicant tells us a reason for wanting to subdivide their land or what the land will be used for. If someone wished to build, they will have to see the Codes Officer for permits or another board depending on what they wish to do. In the foreseeable future the use will remain agriculture. The applicant identifies herself and confirms that there will be no change in use at this time. There is no other public comment regarding this application.

Resolution 2022-45: Motion to CLOSE the public hearing regarding the Rolling hills #20 Minor Subdivision Application

Motion: Pam Salmon

Second: Bettyann Miller

Vote: YES – 5 NO - 0

ADOPTED

The Board does a review of part two and three of the SEQRA short form. All the questions have been answered as little to no impact. The Chairman checks the second box on part three; making a declaration of negative impact.

Resolution 2022-46: Motion to accept Part 2 of the SEQRA short form and direct the Chairman to sign Part 3 making a Negative Declaration regarding the Rolling Hills #20 Subdivision.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

The Board also reviews Madison County's response to the GML 239; it has been determined by the county that there is no significant impact on the surrounding communities and therefore returned for local determination.

Chairman Welshko asks if the Board has any questions. There are none. Nothing was received

in the mail regarding this application.

Resolution 2022-47 : Motion to approve the Rolling Hills #20 application for a two-lot subdivision.

Motion: Kathleen Palmer

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko signs the mylar copies , one to be kept at the town office; and one for the county.

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

The applicant wishes to divide their property of +/- 138.7 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 100.8+/- acres on the other. Each lot meets the requirements for both road frontage and acreage.

The Board reviews the maps provided by surveyor Brian Chapin. There have been no changes to this map since the preliminary.

Resolution 2022-48: Motion to OPEN the public hearing regarding the Rolling Hills #50 Minor Subdivision Application

Motion: Elaine Hughes

Second: Pam Salmon

Vote: YES – 5 NO - 0

ADOPTED

There are no questions or comments to be made by the public. The board asks questions about the disposition of a manure pit. It has been mainly mitigated. They are in the process of still filling it in. The goal is to reincorporate it into farmland again. They are almost there. All that is needed is the topsoil.

Resolution 2022-49: Motion to CLOSE the public hearing regarding the Rolling hills #50 Minor Subdivision Application

Motion: Kathleen Palmer

Second: Bettyann Miller

Vote: YES – 5 NO - 0

ADOPTED

The Board does a review of part two and three of the SEQRA short form. All the questions have been answered as little to no impact. The Chairman checks the second box on part three; making a declaration of negative impact.

Resolution 2022-50: Motion to accept Part 2 of the SEQRA short form and direct the Chairman to sign Part 3 making a Negative Declaration regarding the Rolling Hills #50 Subdivision.

Motion: Pam Salmon

Second: Bettyann Miller

Vote: YES – 5 NO - 0

ADOPTED

There Chairman asks if there are any questions or comments regarding this application. Nothing was received in the mail regarding this application.

Resolution 2022-51 : Motion to approve the Rolling Hills #50 application for a two-lot subdivision.

Motion: Kathleen Palmer

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welshko signs the mylar copies , one to be kept at the town office; and one for the county.

Chairman Welshko asks if the Board has any new business or if there is anything that needs more discussion. There is nothing.

The Board signs their vouchers. The Board reviews the minutes for October.

Resolution 2022-52 : Motion to approve the Minutes from October 11, 2022.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5 NO - 0

ADOPTED

Chairman Welsho urges the board and Staff to stick to the dates for meetings and the cut-off dates, otherwise there is confusion.

Resolution 2022-53: Motion to adjourn the meeting at 7:36 pm.

Motion: Pam Salmon

Second: Katheen Palmer

Vote: YES - 5 NO - 0

ADOPTED

Next meeting will be held on December 13, 2022.

The cut-off date for materials is December 1, 2022.

Respectfully submitted by
Elisa Robertson
Deputy Clerk