

Town of Hamilton
Planning Board Meeting
Tuesday, June 11, 2019, 7:00 PM
Hamilton Public Library
13 Broad Street, Hamilton

Present: Darrell Griff, Elaine Hughes, Michael Welshko, Bettyann Miller, Mary Galvez, Deputy Town Clerk Elisa Robertson,

Others: Mike Sulton, Bridget Sulton, Gary Sulton, Jamie Horton, Heather Cigeroglu, Drew Dunham, Allie Dunham, Kevin Lane, Jesse Magrath, Brian Chapin,

7:00 pm Chairman Griff calls the meeting to order.

Old Business

Christina Poccia, Minor Subdivision, Public Hearing, 1079 Humphrey Road, Earlville, Tax Map # 200.-2-24

The applicant wishes to subdivide a +/- 30.09 acre lot into 4 parcels located at 1079 Humphrey Road; identified as Tax Map #200.-2-24. This meeting will be the second review and the Public Hearing of this application.

Resolution 2019-37: Motion to Open the public hearing for the Poccia Subdivision

Motion: Mike Welshko

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if there is anyone present that wishes to speak about this application.

Jamie Horton speaks that he is highly opposed to this subdivision. His reason is that it is right next to him and across the street. He asks several questions about the size and lines of this subdivision. He is invited to the table to look at the plans.

Another neighbor voices their concerns about someone building next to them. They do not want it.

Board member Welshko explains the purpose of this board. He also explains what the Zoning Law states about legal subdivisions.

Deputy Clerk Robertson explains to the board some questions that have come into the office concerning the term subdivision. She states that some people when they hear the term subdivision think that it means a group of houses clustered together will be built.

That is not the case here, it is just a separation of the land. If all legal requirements are met through our Zoning Law, there is no reason to deny the application. Any buildings would need to be reviewed by the Codes Enforcement Officer before permits would be issued.

There was a problem with the neighbor's notices, not everyone who should have received them did. It will not have any bearing on the outcome of the application. There is further review of the maps. The problem has been identified and will be corrected in the future.

Chairman Griff asks if there is anyone else who wishes to speak to this application. There is no one.

Resolution 2019-38: Motion to Close the public hearing for the Poccia Subdivision

Motion: Bettyann Miller

Second: Mike Welshko

Vote: YES - 5 NO - 0

ADOPTED

The board reviews the part two of the SEQRA (EAF) short form.

Resolution 2019-39: Motion to make a Negative Declaration and direct the Chairman to sign part three of the SEQRA (EAF) form for the Poccia Subdivision

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if anyone on the board has any questions. There are none.

Resolution 2019-40: Motion to APPROVE the Poccia Subdivision

Motion: Bettyann Miller

Second: Mary Galvez

Vote: YES - 5 NO - 0

ADOPTED

Russell LaFrance, Minor Subdivision, Public Hearing, Bonney Road, Hamilton, Tax Map # 169.-1-33.1

The applicant wishes to subdivide +/- 67.76 acre lot into two separate parcels, located at 1808 Gorton Road; identified as tax map # 169.-1-33.1. This meeting will be the second review and Public Hearing of this application.

Resolution 2019-41: Motion to Open the public hearing for the LaFrance Subdivision

Motion: Mary Galvez

Second: Mike Welshko

Vote: YES - 5 NO - 0

ADOPTED

Brian Chapin presents the new maps that show a change from the preliminary review. The board and the surveyor discuss the map and the property's access points. They discuss road frontage and access.

Chairman Griff makes it very clear to the applicant that they would not ever be able to subdivide the property at the northern access point, there is not enough road frontage.

Chairman Griff asks three times if there is anyone to speak to this application.

Resolution 2019-42: Motion to Close the public hearing for the LaFrance Subdivision

Motion: Bettyann Miller

Second: Mike Welshko

Vote: YES - 5 NO - 0

ADOPTED

The Board reviews the part two of the SEQRA (EAF) short form.

Resolution 2019-43: Motion to make a Negative Declaration and direct the Chairman to sign part three of the SEQRA (EAF) form for the LaFrance Subdivision

Motion: Bettyann Miller

Second: Mary Galvez

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if anyone on the board has any questions. There are none.

Resolution 2019-44: Motion to APPROVE the LaFrance Subdivision

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff signs the mylar maps provided by the surveyor. He also signs the Poccia subdivision maps.

Emily Oren, Minor Subdivision, Preliminary Review, Horton and Preston Hill, Hamilton, Tax Map # 184.-1-1, 168.-1-54

The applicant wishes to subdivide a +/- 93.97 acre parcel into 2 lots located at Preston Hill and Horton Road; identified as Tax Map #168.-1-54. This meeting will be the second review and Public Hearing of this application. Brian Chapin presents the maps to the board and shows where the lot lines are being adjusted. The applicant owns all properties involved in this application.

Resolution 2019-45: Motion to Open the public hearing for the Oren/Golden Subdivision

Motion: Bettyann Miller

Second: Mary Galvez

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if there is anyone present who wishes to speak to this application. Heather Cigeroglu is a neighbor and asks for an explanation of what they want to do. She is invited to join the board to view the map. There is discussion about where Ms. Cigeroglu lives in relation to the properties shown on the map. Discussion ensues.

Chairman Griff asks if there is anyone else who wishes to speak to this application.

Resolution 2019-46: Motion to Close the public hearing for the Oren/Golden Subdivision

Motion: Bettyann Miller

Second: Mike Welshko

Vote: YES - 5 NO - 0

ADOPTED

The board reviews the part two of the SEQRA (EAF) short form.

Resolution 2019-47: Motion to make a Negative Declaration and direct the Chairman to sign part three of the SEQRA (EAF) form for the Oren/Golden Subdivision

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if anyone on the board has any questions. There are none.

Resolution 2019-48: Motion to APPROVE the Oren/Golden Subdivision

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff signs the mylar maps provided by the surveyor.

Bruce Jennings, Minor Subdivision, Preliminary Review, Rhodes Road, Hubbardsville; Tax Map # 155.-1-30.112

The applicant wishes to subdivide a +/- 86.4 parcel into 2 lots located at Rhodes Road; identified as Tax Map # 155.-1-30.112. This meeting will be the second review and Public

Hearing for this application. Jesse Magrath, the surveyor, provides the maps for the board to review. The surveyor will send in another map for the Town's records.

Resolution 2019-49: Motion to Open the public hearing for the Jennings Subdivision

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks three times if there is anyone present to speak to this application.

Resolution 2019-50: Motion to Close the public hearing for the Jennings Subdivision

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

The board reviews the part two of the SEQRA (EAF) short form.

Resolution 2019-51: Motion to make a Negative Declaration and direct the Chairman to sign part three of the SEQRA (EAF) form for the Jennings Subdivision

Motion: Bettyann Miller

Second: Mary Galvez

Vote: YES - 5 NO - 0

ADOPTED

Chairman Griff asks if anyone on the board has any questions. There are none.

Resolution 2019-52: Motion to APPROVE the Jennings Subdivision

Motion: Mike Welshko

Second: Elaine Hughes

Vote: YES - 5 NO - 0

ADOPTED

AMD Holdings; Dunham Heritage Barn, Special Use Permit Amendment, Preliminary Review, 1647 Poolville Road, Tax Map # 184.-1-35

The applicant wishes to make an amendment to their site plan to modify the parking for the Handicapped spaces. The applicant is invited to show the board what they wish to do. The board and the applicant discuss the parking, emergency access, and updating the site plan. The board would like a larger drawing done. Chairman Griff would like to see measurements in the parking area. All changes are to the parking. The board wishes to see measurements in the new parking that is proposed. Note that overhead wire is omitted, in a sidebar.

The next Planning Board Meeting will be on July 9, 2019; with the cut-off day being June 27, 2019. That concludes the business on this application.

Resolution 2019-53: Motion to Approve the Meeting Minutes from May 14, 2019.

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: YES - 4 NO - 0

ADOPTED

Chairman Griff asks if there is any more business to come before the board at this time.

Resolution 2019-54: Motion to adjourn at 8:10 pm.

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES - 4 NO - 0

ADOPTED

Respectfully submitted by:
Elisa E. Robertson
Deputy Clerk