

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

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

Absent: Mary Galvez, Mark Miller

Others: Jody and Keith Palmer

7:03 pm Chairman Griff calls the meeting to order.

New Business

**Keith And Jody Palmer; Minor Subdivision Application, Preliminary Review, Cole Hill Road,
Tax Map # 156.-1-4**

The applicant wishes to subdivide a small piece of landlocked property to sell to a neighbor; more of a lot line adjustment. Lot line adjustments are not currently addressed in our zoning law so this must be done as a subdivision. The board reviews the subdivision application and the Ag Data statement. There is one question on the ag data statement (#5) asking if the property is in the Agricultural District. The applicant has applied to be in the ag district and has been approved by the county but has not heard back from the state; they are unsure. This is not uncommon, there is usually no notification when a property is approved. The answer to # 5 is changed to “pending”. Chairman Griff asks if anyone on the board has any questions about the SEQRA part 1. The Board reviews the maps provided by the applicant.

Chairman Griff asks if it is a brush lot. It is pastureland and there will be a “no development” easement on the property that is transferred. According to our Zoning Law this would not be a legal lot on its own; there has been a commitment from the purchaser that it will be joined with his current parcel. When a motion to approve is made it will have to be contingent on that parcel being added to the purchaser’s lot.

**Resolution 2019-58: Motion to waive the submission requirements pursuant to Section 420 of
the Town of Hamilton Subdivision Law; requiring a public hearing for the Palmer Subdivision.**

Motion: Mike Welshko

Second: Bettyann Miller

Vote: YES – 4 NO - 0

ADOPTED

Chairman Griff reads and reviews Part 10 of the SEQRA form.

Resolution 2019-59: Motion to review and accept part one of the SEQRA short form and declare the Town of Hamilton Planning Board as lead agency.

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: YES – 4 NO - 0

ADOPTED

Chairman Griff reads, and with the board, answers all questions on Parts 2 and 3 of the SEQRA form.

Resolution 2019-60: Motion to review and direct Chairman to sign parts 2 and 3 of the SEQRA short form; making a negative declaration.

Motion: Bettyann Miller

Second: Mike Welshko

Vote: YES – 4 NO - 0

ADOPTED

Resolution 2019-61: Motion to Approve the Palmer Minor Subdivision with the condition being that it be merged with the neighboring property, identified as tax map # 156.-1-2.13 (Tuttle Property).

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 4 NO - 0

ADOPTED

Chairman Griff signs the mylar copy to go to the County Clerk, as well as one paper copy to keep on file at the Town Office.

Resolution 2019-62: Motion to Approve the Meeting Minutes from July 9, 2019.

Motion: Mike Welshko

Second: Bettyann Miller

Vote: YES – 4 NO - 0

ADOPTED

Resolution 2019-63: Motion to adjourn at 7:23 pm.

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 4 NO - 0

ADOPTED

Next meeting: September 10, 2019

Materials cut off: August 29, 2019

Respectfully submitted by:
Elisa E. Robertson
Deputy Clerk