

Town of Hamilton  
Planning Board Meeting  
Tuesday, February 11, 2020, 7:00 PM  
Hamilton Public Library  
13 Broad Street, Hamilton

**Present:** Travis Dubois, Mary Galvez, Elaine Hughes, Michael Welshko, Bettyann Miller, Deputy Town Clerk Elisa Robertson, CEO Mark Miller

**Absent:** Kathleen Palmer, Planning Board Alternate

**Others:** Brian Chapin

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

Chairman Welshko asks the board members and staff to introduce themselves since there have been some new members added to the board.

**New Business:**

**Paul and Jennifer Ward; Subdivision Application; Preliminary Review; Albro Road; Tax Map # 199.-1-62.12**

Surveyor Brian Chapin is present representing the applicants. The board members have been sent all the application materials in advance. There has been some discussion about the road frontage on one of the 4 lots. The road frontage required is 150 feet, on the current map that frontage is split by a parcel that is not owned by the applicant; the frontage is not continuous. The board does not find this configuration acceptable. Mr. Chapin has brought in another map with 3 lots instead of 4, the board feels that this is a better fit to the Town of Hamilton's Zoning Law. He presents the new revised map to the board.

The board reviews the new configuration and finds it acceptable. Mr. Chapin will clean up the map and have a clean one for the next meeting. Chairman Welshko asks CEO Miller if he sees any problem with this new map. CEO Miller replies that everything is in order. The Town of Hamilton's Zoning Law does not specifically state that the 150 feet of road frontage be continuous, however, the board feels that the precedent and the intent of the law is that the 150 be continuous. This will be clarified by the Zoning update committee that is currently rewriting the zoning.

Mr. Chapin states that his client wishes to keep this as simple as possible so that they wish to go with the three-lot split instead.

Chairman Welshko reads through the SEQRA part 1 for the board to discuss. The following changes of modifications are made:

A brief description of proposed action will be changed to read: Divide tax ID 100.-1-62.12 (24.058 +/- acres) into 3 lots- Lot #1 measuring 8.02+/- acres; Lot #2 measuring 8.086+/- acres; Lot #3 measuring 7.951+/- acres.

Question #9- this question is not applicable in this scenario, but all agree that the answer will read as yes.

**Resolution 2020-1: Motion to Accept Part 1 of the EAF (SEQRA) form and declare the Town of Hamilton Planning Board lead agency.**

Motion: Elaine Hughes

Second: Bettann Miller

Vote: YES – 5                      NO - 0

ADOPTED

**Resolution 2020-2: Motion to schedule a public hearing for the Ward Subdivision on March 10, 2020 at 7:00 pm at the Hamilton Public Library.**

Motion: Mary Galvez

Second: Bettyann Miller

Vote: YES – 5                      NO - 0

ADOPTED

**Old Business:**

**Emily Oren, Minor Subdivision, REVISION, Horton and Gorton Roads, Hamilton, Tax Map # 184.-1-1, 168.-1-54**

Mr. Chapin was the surveyor on this project as well. There were some legal issues with the map as it was drawn when accepted that need to be changed. They are minor revisions.

- A book and page revision
- A minor distance on the southern boundary from 1,667.5 feet (6-11-19) to 1666.73 feet on the new map (2-11-20)
- A deed reference to one of the lots in the upper right-hand corner

Mr. Chapin has brought the old map which was approved on June 11, 2019 and a new revised map so that the board can see the differences. The original map was filed on June 20, 2019.

There are not any line changes. The attorney requested the changes. Chairman Welshko and the board agree that this does not need to go through the whole subdivision process and that they can address these changes at this meeting. These corrections were needed because of some simple mistakes.

**Resolution 2020-3: Motion to approve the changes to the Oren/Golden subdivision Final plat map approved on June 11, 2019. There is a change in the deed reference; minor distance changes on the southern boundary and an additional deed reference on the revised map.**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 5                      NO - 0

ADOPTED

**Resolution 2020-4: Motion to direct the Chairman to sign the amended map for the Oren/Golden subdivision.**

Motion: Mary Galvez

Second: Travis Dubois

Vote: YES – 5                      NO - 0

ADOPTED

CEO Mark Miller has spoken with the chairman regarding a previous application. The Dunham's heritage barn is thinking of doing some modifications to their special use permit. CEO Miller explains that the Dunham's have contacted him about adding a septic system to the wedding barn. They have just put feelers out about adding the rest rooms. The second thing is that they may wish to add lodging. This may come this year possibly next. They are considering adding honeymoon cabins on the hill behind the barn. They are floating ideas right now. The Board needs to figure out whether the cabins would be an amendment or a separate Special Use application. Due to the fact that there was a lot of interest in the wedding barn project; and considering that any modifications may also peak interest in the community, it may be best for us to contact our attorney. The scope of the project is also an important factor. This board wants to be as transparent as possible and review any applications that come before it in a fair and equal manner.

Chairman Welshko remarks about trainings and how they are tracked. He reminds the other board members about the 4 hours of training. Deputy Clerk Robertson will follow up with some options for on-line training.

The Deputy Clerk will only print one copy of the minutes for the table in the future.

**Resolution 2020-5: Motion to approve the minutes from the December 10, 2019 meeting.**

Motion: Mary Galvez

Second: Elaine Hughes

Vote: YES – 5                      NO - 0

ADOPTED

**Resolution 2020-6: Motion to adjourn at 7:34 pm.**

Motion: Bettyann Miller

Second: Travis Dubois

Vote: YES – 5                      NO - 0

ADOPTED

Respectfully Submitted by:  
Elisa E. Robertson

Deputy Clerk