

Town of Hamilton  
Planning Board Meeting  
Tuesday, November 12, 2019, 7:00 PM  
Hamilton Public Library  
13 Broad Street, Hamilton

**Present:** Elaine Hughes, Michael Welshko, Bettyann Miller, Deputy Town Clerk Elisa Robertson, Code Enforcement Officer Mark Miller.

**Absent:** Darrell Griff, Mary Galvez,

**Others:** 3 additional others

7:19 pm Acting Chairman Mike Welshko calls the meeting to order.

**Old Business**

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

Mark Miller updates the board on the complications surrounding the subdivision that was approved at the September meeting. It was approved with one condition; that it must be merged with the Tuttle property so that an illegal lot would not be created. It has since been discovered that there is a taxing district that crosses that line. It is a school district line.

The properties cannot be merged. The Town Attorney has been in contact with the tax mapping department as well as with the attorney for Madison County. They have all agreed that this cannot be accomplished legally; so therefore, must be rescinded

**Resolution 2019-66: Motion to rescind the approval for the Palmer subdivision that was approved in the Planning Board Minutes dated March 12,2019**

Motion: Bettyann Miller

Second: Welshko

Vote: YES – 3                      NO - 0

ADOPTED

**Mark Curtis; Subdivision Application (lot line adjustment); Preliminary Review; 2190 Spring Street; Tax Map # 154.-1-8.2**

The applicant is present with his attorney Paul Curtain, Jr. They have brought a larger map highlighting the area that is being considered to move from one parcel to another. A Previous sale of land has left a very awkward and untidy lot line between two of Mr. Curtis' parcels. They are not proposing to create any new parcels. The applicant and the board discuss the map and what pieces are to be conveyed to which parcels. The board will require the applicant to provide drawings done by a licensed surveyor at the next meeting. They will need to provide two mylar copies; one for the Town Office and one to go to Madison County. Attorney asks if

they need to have a public hearing and if it might be able to be waived because they are not creating a new lot and the property is not being transferred to another party.

**Resolution 2019-67: Motion to waive the Public Hearing with accordance to Article 420 of the Town of Hamilton Subdivision Regulations on this project.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: YES – 3                      NO - 0

ADOPTED

Acting Chairman Mike Welshko reads through Part one of the SEQRA (EAF) from and completes any missing answers with the board and the applicant.

- Questions 1 & 2 are both answered No
- Question 3a. 13.6 acres; b. 0; c. 13.6 acres

No other changes or corrections. The Board asks for the surveyor's maps to follow the checklist provided by the town and that there be a signature box for the chairman to sign. Deputy Clerk Robertson will provide this document to Mr. Curtain's office in the morning. The boards pleasure is to only have the area of the line adjustment on the surveyors map.

**Resolution 2019-68: Motion to determine the Town of Hamilton Planning Board as the lead agency on this project.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: YES – 3                      NO - 0

ADOPTED

**Resolution 2019-69: Motion to approve the minutes from September 10, 2019.**

Motion: Elaine Hughes

Second: Bettyann Miller

Vote: YES – 3                      NO - 0

ADOPTED

**Resolution 2019-70: Motion to adjourn 7:37**

Motion: Bettyann Miller

Second: Elaine Hughes

Vote: YES – 3                      NO - 0

ADOPTED

Next meeting: December 10, 2019

Materials cut off: November 27, 2019

Respectfully submitted by:  
Elisa E. Robertson  
Deputy Clerk