

**Village of Hamilton  
Planning Board  
7:00pm  
Regular Meeting of April 26, 2012**

**APPROVED MINUTES**

**Present:** Chairman Bob McVaugh; Members: Jerry Fuller, Morgan Larson, Ben Eberhardt, and Ben Barrett; CEO Paul McGinnis; Trustee Dominick Pangallo.

**Public Present:** Mark Crane, 9 Eaton Street; Joe Caprio, 26 Broad Street; Walter Koniewicz and Thomas Hubbard, 10 Eaton St-fence for generator; Liz Marlowe, Spring Party 2012

Chairman McVaugh called the meeting to order at 7:06 p.m.

**Approval of Agenda:** Chairman McVaugh requested 10 Eaton Street be added to tonight's agenda. A **motion** was made by Member Fuller to approve the agenda as amended. The **motion** was seconded by Member Barrett and unanimously carried.

**Approval of Minutes: Regular Meeting of March 22, 2012** - Chairman McVaugh asked for the following changes:

1. Correct the spelling of mylar to mylar
2. Focal Point Credit Union: Change 12<sup>th</sup> sentence to-Drive in bank is not subject to the 200-ft restriction. Member Fuller asked for the address of 31 be added and add design after station in the 4<sup>th</sup> sentence
3. Advisory Site Review Discussion: Delete sentences 6-8 and add quotation marks to the motion.

A **motion** was made by Member Barrett to approve the minutes of March 22, 2012, as amended. The **motion** was seconded by Member Larson and unanimously carried.

Chairman McVaugh reported that the Basher mylar was submitted and signed.

***Unfinished Business***

**10 Eaton Street Site Plan Revision-Fence Installation:** Thomas Hubbard distributed a site plan and pictures of what the fence and gate would look like. The specs for the fence are an 8 ft high, solid fence, color is called clay smooth, it will run parallel to planter and shed. A revised plan is needed detailing all of the specs.

A **motion** was made by Chairman McVaugh to approve as presented at this meeting with the revision in the shape of the fence, to the wall toward the street should parallel the planter and the rear wall should be perpendicular to the building with a double swing gate, 8 foot fence, clay smooth color and seeking approval of the Board pending submission of a final plan to be submitted to the Village office to be approved by CEO McGinnis in consultation Chairman McVaugh. The **motion** was seconded by Member Larson and unanimously carried.

**9 Eaton Street, Special Permit for Parking Lot:** Mark Crane distributed a revised site plan by Susan M. Anacker dated 4-16-10. Chairman McVaugh stated his concern with turning radiuses. Wayne Foster had previously, prior to tonight's meeting, stated to Chairman McVaugh that no agreement has been made for a right of way or access to the lot from Mr. Foster's property. A signed agreement needs to be obtained and submitted to the Board. There will not be access across the sidewalk. Drains and catch basins have been installed.

**NEEDED:**

- \*SEQR (short form-unlisted action) needs to be completed.
- \*Needs to be sent to the County and they have 30-days to respond (500 ft from state hwy)
- \*Owner must verify application or authorize an agent
- \*Needs something binding regarding access signed by Mr. Foster and owner
- \*Special permit is conditional if ownership changes.

Details discussed were: lighting, power pole with its own meter, the handicap space was reconfigured by planter boxes (that will be located by the sidewalk), concrete skirt with a substantial curb to make it continuous with the rest of the street (full raised curb across the front of the property not level with the street), striping of lot, drainage locations, screening, 6 ft buffer, and curb stops by the Verizon building. CEO McGinnis will send to the County once all required paperwork is received from the owner and the contractor.

**Site Plan Review of Permitted Uses:** Chairman McVaugh reported the Trustees gave the go ahead for the Planning Board to work with Jim Stokes regarding the changes.

*New Business*

**26 Broad Street Special Permit Modification:** Mr. Caprio stated the 2 end units (2nd & 3<sup>rd</sup> floor), post office side, will modify the bedroom closets to make two bedrooms. CEO McGinnis stated there is no height restriction on an egress window. A bedroom size minimum is 80 sq.ft.

A **motion** was made by Member Larson to approve the modification of the existing special permit and site plan for 26 Broad Street for apartment 1 & 3 to add a 4<sup>th</sup> bedroom, by modifying a bedroom, allowing a 4<sup>th</sup> resident in the group residence. The **motion** was seconded by Member Barrett and unanimously carried.

**Review of Rental Housing in HCS Area:** Liz Marlowe reported on an incident that occurred over Spring Party weekend near HCS and CNS. Ms. Marlowe is looking for suggestions on what can be done to eliminate future problems. The house in question uses the right of way that belongs to CNS and there is also a concern with speeding on that driveway. The Board stated that it is not operating as a group residence and there is not much can be done as far as zoning. Several suggestions were discussed but no action was taken.

Trustee Pangallo reported that the Trustees were in favor of the Planning Boards recommendation on the number of sound permits allowed per 12 month period.

The next meeting will be **May 24, 2012**, at 7:00pm, at the Village Courthouse.

There being no further business to come before the Planning Board, Member Larson made a **motion** to adjourn. The **motion** was seconded by Member Barrett and unanimously carried. The meeting was adjourned at 9:35 p.m.

Respectfully submitted,  
Kim Taranto