

**Village of Hamilton
Planning Board
7:00pm
Regular Meeting of August 23, 2012
SOMAC**

APPROVED MINUTES

Present: Acting Chairman Jerry Fuller; Members: Morgan Larson, Ben Eberhardt, and Jen Servedio; CEO Paul McGinnis; Trustee Dominick Pangallo; Mayor Margaret Miller; Attorney Jim Stokes.

Public Present: Denise Dinski, Chenango Nursery School; T&J Brauer Holding, Joan and Tom Brauer; Sean Fadale, Community Memorial Hospital; Attorney Paul Noyes and Mark Crane, 9 Eaton Street; Chuck Fox, 17 College Street.

Acting Chairman Fuller called the meeting to order at 7:00 p.m.

Approval of Agenda: Synthetic Head Shops was added to tonight's agenda.

Approval of Minutes: Regular Meeting of July 26, 2012: Changes requested:

1. Delete Morgan Larson from those present
2. Change Sylvestri to Silvestri

A **motion** was made by Member Servedio to accept the July 26, 2012, minutes as amended. The **motion** was seconded by Member Eberhardt and unanimously carried.

Unfinished Business

9 Eaton Street, Special Permit for Parking Lot:

Mark Crane attended the meeting with his attorney Paul Noyes. The Board explained to Mr. Crane the issues that need to be resolved. The Village sent Mr. Crane a letter stating that he was in violation and the parking lot was barricaded. The lighting is an issue. Mr. Crane stated he had lighting schematics approved. No member of the Board has any schematics and do not recall them being approved. CEO McGinnis stated that the lights are adjustable and may be able to work. He will have to investigate. Member Larson stated the only aspect of this project that was given the go ahead was replacing the sidewalk because it was a safety hazard. Attorney Stokes stated this process need to be complete. The Village needs a complete application. CEO McGinnis is very concerned with drainage and that the run off is going onto the neighbor's property and that is unacceptable. Member Larson stated that a formal document stating that the owner of the new parking lot has can access the property through Wayne's Market Place. No vehicular access to 9 Eaton Street parking lot shall be made directly off of Eaton Street. Mr. Crane did produce a letter stating he was an agent of the owner. Mr. Crane will need to get an engineered site and drainage plan. Attorney Jim Stokes will send Mr. Crane a letter of what is required to get this resolved. Member Eberhardt stated a new site plan is needed.

Good Nature Brewing: No action taken. Sound panels have not arrived.

Chenango Nursery School-Special Permit Modification: Acting Chair Fuller reported that the Board has received plans by QPK Design, FA-1 & L-101, and dated 8/20/12. Issues addressed were parking lot lighting, screening 174.47, and parking space size. The dumpster will have a cover, but will not be enclosed. Ms. Dinski reported the school will be discussing relinquishing their rights to the right of way at their September Board meeting. There was a concern with drainage into the rain garden/swale. The Board is requesting a photometric plan of the lighting and would like more lighting on the site plan.

New Business

T&J Brauer Holding-171 Utica Street, SP for new use and building addition: Plans by Stanley Meyers, P.E., Meyers Engineering, So. Plymouth, NY, 13844, 1-4, dated July 2012. Mr. Brauer stated that they are planning to extend the very last store to accommodate the new CMH Wellness Center. They will be increasing the size to make a 2,000 sq ft, 24'X40', indoor facility. The Board determined that Land Use 42A needed to be changed to Land Use 64. A **motion** was made by Member Larson to classify the CMH Wellness Center as Land Use Line 64. The **motion** was seconded by Member Eberhardt and unanimously carried. Parking was discussed and codes 174.62 and 174.60A&B were referenced. The Board stated that 25 spaces with one designated as handicap would be sufficient. The signage will be in the front. There are no setback issues. There will be no changes to the way the garbage is handled. There are no plans for any tanks. The Board did recommend extending the sidewalk on the northend of the building. Wall mount/side mount lighting already exists and deemed sufficient for the Board. The SEQR was completed. It was determined that this is an unlisted action. A **motion** was made by Member Eberhardt declaring this as an unlisted action, with no other agency needing to be involved, and determined that there are no adverse impacts. The **motion** was seconded by Member Larson and unanimously carried.

A **motion** was made by Member Eberhardt to approve the site plan and special permit dated 4/20/12, by S & S Appliance, Meyers Engineering 1-5, and pending CEO approval of sidewalk. The **motion** was seconded by Member Servedio and unanimously carried.

Charles Fox-SP for Boarding House-17 College Street:

Mr. Fox is in the process of purchasing Lucy Howe's house and is hoping to turn it into a boarding house to be available to rent in January 2013. The property is in the I2 zone. Mr. Fox submitted a hand drawn site plan. There are six spots designated for parking. The Board stated screening is not required. The Board is requiring a more detailed site plan with the floor plan, number of bedrooms and their dimensions, parking spaces, lighting, and a snow removal plan.

Synthetic Head Shop: The Board needs a definition before it can proceed.

The next meeting will be **September 27, 2012**, at 7:00pm, at the Village Courthouse.

There being no further business to come before the Planning Board, Member Servedio made a **motion** to adjourn. The **motion** was seconded by Member Larson and unanimously carried. The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Kim Taranto