

## Hamlin Planning Board Minutes

Monday, October 3, 2016

7:30 p.m.

The regular scheduled meeting of the Hamlin Planning Board was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Vice Chairperson, David Martin at 7:30 p.m. with the locations of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Words were spoken on the passing of Planning Board Chairperson David Wolfe along with a moment of silence.

**Roll call:** Linda DeRue, Steve Lauth, Dave Martin, Peter Tonery, Judith Hazen (excused), and Linda Morey.

**Present:** John Cormier, Ryker DeHaan, J. Mark DeHaan, Toby Unger, Karen Jones, Chris Jonis(sp), Darryl Moser, Jeanine Klopp, David M. Brennan, Nicholas Tesch(sp), Eran Lesner(sp), Mike Lee, Town Councilperson Dave Rose.

Approval of the September 6, 2016 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Linda DeRue to approve the minutes of August 1, 2016 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Peter Tonery aye, Linda Morey aye.

### PUBLIC HEARING CONTINUATION

#### **PRELIMINARY & FINAL SITE PLAN APPROVAL**

#### **VIRGINIA & JENNA TRUELSON**

#### **113 ROTHS COVE**

Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Site Plan Approval for an addition with a garage to an existing foundation for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14.

Jenna Truelson represented herself and Virginia Truelson before the board. Jenna Truelson represented herself and Virginia Truelson before the board. They are proposing to build an addition on top of an existing foundation and add a garage for which the required variances have been received. Virginia Truelson had stated at an earlier meeting that the DEC had been contacted and that no permit was required.

Vice Chairperson David Martin opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments from those present.

Vice Chairperson David Martin closed the Public Hearing.

The Conservation Advisory Board had no conservation concerns.

A motion was made by Linda DeRue, seconded by Steve Lauth to grant "Preliminary" approval for the Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Site Plan Approval for an addition with a garage to an existing foundation for property located at 113 Roths

Cove in an S/R zone. Tax account# 006.12-2-14. This is a Type II Neg SEQR. The following documents have been received: Letter of Intent, Site Plan Application, LWRP report, Site Plan Checklist, Short EAF, Site Plan, Architects Drawings, the comments have been received by the County.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

A motion was made by Linda DeRue, seconded by Steve Lauth to grant "Final" approval for the Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Site Plan Approval for an addition with a garage to an existing foundation for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14. This is a Type II Neg SEQR. The following documents have been received: Letter of Intent, Site Plan Application, LWRP report, Site Plan Checklist, Short EAF, Site Plan, Architects Drawings, the comments have been received by the County.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

### **PUBLIC HEARING CONTINUATION**

#### **PRELIMINARY & FINAL SINGLE LOT SUBDIVISION APPROVAL**

**NAOMI NUNDY**

#### **863 HAMLIN PARMA TOWN LINE ROAD**

Application of Naomi Nundy; owner; Naomi Nundy, seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 863 Hamlin Parma Town Line Road in an R-VL zone. Tax account# - 015.04-1-27, 023.01-1-13.112, 023.01-1-13.16.

Darryl Moser represented the applicant before the board. This application is for a subdivision to keep the house and barn on a single lot and sell the remaining land for farming. The Monroe County Comments have been received.

Vice Chairperson David Martin opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments from those present.

Vice Chairperson David Martin closed the Public Hearing.

A motion was made by Peter Tonery, seconded by Linda Morey to grant "Preliminary" approval for the Application of Naomi Nundy; owner; Naomi Nundy, seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 863 Hamlin Parma Town Line Road in an R-VL zone. Tax account# - 015.04-1-27, 023.01-1-13.112, 023.01-1-13.16. This is a Type II Unlisted SEQR. The following documents have been received: Letter of Intent, Single Lot Subdivision Application, Short EAF, County Comments received by the Town.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

A motion was made by Peter Tonery, seconded by Linda Morey to grant "Final" approval for the Application of Naomi Nundy; owner; Naomi Nundy, seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 863 Hamlin Parma Town Line Road in an R-VL zone. Tax account# - 015.04-1-27, 023.01-1-13.112, 023.01-1-13.16. This is a Type II Unlisted SEQR. The following documents have been received: Letter of Intent, Single Lot Subdivision Application, Short EAF, County Comments received by the Town.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

**AGENDA CONTINUATION**  
**CONSERVATION DEVELOPMENT PERMIT**

**VIRGINIA & JENNA TRUELSON**  
**113 ROTHS COVE**

Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking Conservation Development Permit for an addition with a garage to an existing basement for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14.

Jenna Truelson represented herself and Virginia Truelson before the board. They are proposing to build an addition on top of an existing foundation and add a garage for which the required variances have been received.

A motion was made by Peter Tonery, seconded by Steve Lauth to grant the Conservation Development Permit for the Application of Virginia & Jenna Truelson; owner; Virginia Truelson; seeking Conservation Development Permit for an addition with a garage to an existing basement for property located at 113 Roths Cove in an S/R zone. Tax account# 006.12-2-14. This is a Type II Neg SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

**AGENDA**  
**COMMERCIAL SITE PLAN**

**JOHN CORMIER**  
**477 BEACH AVENUE, ROCHESTER NY**

Application of John Cormier; owner; Kevin Noon; seeking Commercial Site Plan Approval for property located at 1449 Lake Road in a C-GB district. Tax account# 021.01-5-3.2. A car tire wholesale distribution center is proposed.

John Cormier represented himself before the board. He proposes to have a small wholesale tire company to be located in the building at 1449 Lake Road (behind Crosby's) which used to house a car wash. There will be no need for extra outdoor lighting. There may be a sign at a later date to show location of deliveries. A small truck (pick up) will deliver the tires to this location. No large trucks. There will be no outside modifications.

A motion was made by Linda Morey, seconded by Peter Tonery to schedule a Public Hearing on November 7, 2016 @ 7:30 pm for the Application of John Cormier; owner; Kevin Noon; seeking Commercial Site Plan Approval for property located at 1449 Lake Road in a C-GB district. Tax account# 021.01-5-3.2. A car tire wholesale distribution center is proposed.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

**AGENDA**  
**SPECIAL USE PERMIT**

**JOHN CORMIER**  
**477 BEACH AVENUE, ROCHESTER NY**

Application of John Cormier; owner; Kevin Noon; seeking Special Use Permit to operate a car tire wholesale distribution center at 1449 Lake Road in a C-GB district.

This application will be tabled until November 7, 2016.

**AGENDA**  
**CONSERVATION DEVELOPMENT PERMIT**

**MICHAEL LEE**

**6468 SHORE ACRES DRIVE**

Application of Michael Lee; owner; Michael Lee; seeking Conservation Development Permit to install a four-foot vinyl fence at property located at 6468 Shore Acres Drive in an S/R zone. Tax account# 007.52-1-11.

Michael Lee represented himself before the board. He would like to add a 4' high vinyl fence around a portion of his property located at 6468 Shore Acres Drive. There will be two gates for access to the lake side and to the rear road side. The fence will be placed 1 ½' from the property lines. There will be invisible fence inside the inner perimeter of the fence.

Conservation Advisory Board had no comments  
Town Engineer had no engineering concerns  
Attorney O'Toole had no comments  
Building Inspector had no concerns at this time.

A motion was made by Linda Morey, seconded by Peter Tonery to grant the Conservation Development Permit for the Application of Michael Lee; owner; Michael Lee; seeking Conservation Development Permit to install a four-foot vinyl fence at property located at 6468 Shore Acres Drive in an S/R zone. Tax account# 007.52-1-11.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

**AGENDA**

**COMMERCIAL SITE PLAN**

**DAVID BRENNAN**

**228 RTE. 104, ONTARIO, NY 14519**

Application of David Brennan; owner; Mark Crane; seeking Commercial Site Plan Approval for a car storage, car showroom, and car sales to be named Brennan Automotive for property located at 406 – 412 Hamlin Clarkson Town Line Road in a C-GB zone. Tax Account# 029.06-2-1.1.

David Brennan represented himself before the board. He is proposing outdoor and indoor sales of cars, the storage of cars and possible cruise in nights. He has based the occupancy level on the number of cars allowed per square foot (200' per car) which is 75 vehicles but realistically more like 50 cars. Sales will be by appointment only from 9:00am – 9:00 pm. He and Mark Crane stated that there are sprinklers in the building. The cruise nights will be one night/one night a week with approximately 200 spots available. There will be high security installed. There are 4 rest rooms with 2 handicap accessible already in the building. There will be one 12' x 12' garage type door installed at the rear of the building. The car storage will be a 5- month contract from November – April.

A motion was made by Linda Morey, seconded by Peter Tonery to schedule a Public Hearing on November 7, 2016 @ 7:30 pm for the Application of David Brennan; owner; Mark Crane; seeking Commercial Site Plan Approval for a car storage, car showroom, and car sales to be named Brennan Automotive for property located at 406 – 412 Hamlin Clarkson Town Line Road in a C-GB zone. Tax Account# 029.06-2-1.1.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

**AGENDA**

**SPECIAL USE PERMIT**

**DAVID BRENNAN**

**228 RTE. 104, ONTARIO, NY 14519**

Application of David Brennan; owner; Mark Crane; seeking Special Use Permit to have outdoor car sales at property located at 406 – 412 Hamlin Clarkson TL Road in a C-GB zone. Tax Account# 029.06-2-1.1.

This application was tabled until November 7, 2016.

**DISCUSSION**

Karen Jones attended the meeting to speak on the Approval of the Single Lot Subdivision located at 100 Drake Road. The county comments have arrived with no comments and she asked for permission to proceed with the building process. Permission was granted by the board.

Town Councilperson Dave Rose reported that they will announce the candidate selected for the open seat on the Conservation Advisory Board at the next Town Board Meeting. 1396 Lake Road has been demolished and the property seeded. Larry's Auto located at 1420 Lake Road West Fork will be demolished in approx.2 weeks. The Budget Workshop will be held on the 19<sup>th</sup>, 24<sup>th</sup>, and 27<sup>th</sup> of October.

**ADJOURNMENT**

A motion was made by Peter Tonery, seconded by Linda Morey to adjourn this meeting barring no further business.

Members polled: Linda DeRue aye, Steve Lauth aye, David Martin aye, Peter Tonery aye, Linda Morey aye. Motion carried.

Minutes Respectfully Submitted by:

Cheryl J. Pacelli  
Clerk to the Support Board

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, November 7, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 19, 2016 at 12 noon.**