

**Hamlin Planning Board Minutes**

**Monday, February 6, 2017**

**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 Chairperson, Chris Schlieter 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.

**Roll call:** Linda DeRue, Steve Lauth, Dave Martin (excused), Chris Schlieter, Peter Tonery, Linda Morey, and Mark Ballerstein (excused).

**Present:** Attorney O’Toole, Town Engineer J.P. Schepp, Conservation Advisory Board Member Jeanine Klopp, Kevin & Joyce Johnston, Laurie Streb, Neil Newman, Sugar Newman, Schultz Associates Representative David Matt, Jill Scharping.

**Approval of the January 2, 2017 meeting minutes.** Additions, deletions, or corrections to tonight’s meeting. A motion was made by Linda Morey, seconded by Linda DeRue to approve the meeting minutes of January 2, 2017 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Peter Tonery aye, and Linda Morey aye. Motion carried.

**Proof of Publication**

The clerk read the proof of publication.

**PUBLIC HEARING**  
**SITE PLAN APPROVAL**

**KEVIN JOHNSTON**

**66 NORTHCLIFF DRIVE, ROCHESTER, NY**

Application of Kevin Johnston; owner; Kevin Johnston; seeking Site Plan Approval for property located at 7712 Newco Drive in an S/R zone. Tax account# 006.080-01-001.114. A single-family home is proposed.

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

**KEVIN JOHNSTON**

**66 NORTHCLIFF DRIVE, ROCHESTER NY**

Application of Kevin Johnston; owner; Kevin Johnston; seeking Conservation Development Permit for property located at 7712 Newco Drive in an S/R zone per Town Code§520-24D(2)(a) which states a Conservation Development Permit shall be required subject to the provisions of this section and prior to the issuance of any building permit for any regulated activity in the designated C/O District within the Town of Hamlin. Tax account# 006.080-01-001.114. A single- family home is proposed.

**Chairperson, Chris Schlieter** opened the Public Hearing.

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

**Laurie Streb** representing Newing Point and David Wing stated a concern of the driveway easement that runs thru 7724 Newco Drive to 7712 Newco Drive. She is concerned that the driveway easement could be used by the owner of 7712 Newco for regular or construction access for the home to be built.

**Attorney O’Toole** responded that the easement in question is a private easement that is not used. The 7712 Newco Drive site has their own direct access to Newco Drive.

**David Matt** reported that the perk test was marginal by 1 minute which is standard by the lake. There will be a leach system and public water. The lot is approx. 1.54 acres and has received a variance for the required lot size which is 2

acres. There is also a variance granted for a deck more than 10 feet forward of the front (waterside) of the dwelling to be built. There is a driveway that will be shared with the 2 cottages to the east.

**Steve Lauth** asked if there was an existing well per the note on the plan. David Matt explained the notation on the plan is a standard note and that there is no well on the property.

**Chris Schlieter** stated that the applicant has been approved for the septic system and that they are also here for a Conservation Development Permit.

**Chairperson, Chris Schlieter** closed the Public Hearing

Based on the information provided as requested and required by the Town of Hamlin, this board hereby grants the Application of Kevin Johnston; owner; Kevin Johnston; seeking Site Plan Approval for property located at 7712 Newco Drive in an S/R zone. Tax account# 006.080-01-001.114. A single-family home is proposed.

**The following submittals have been received:**

- Letter of Intent
- Site Plan
- Short EAF Form
- AG Data Statement
- County Comments
- Required variances for lot and deck size have been granted from the Zoning Board of Appeals.

A motion was made by Linda DeRue, seconded by Steve Lauth to approve the Application of Kevin Johnston; owner; Kevin Johnston; seeking Site Plan Approval for property located at 7712 Newco Drive in an S/R zone. Tax account# 006.080-01-001.114. A single-family home is proposed. This is an unlisted Neg Declaration.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Peter Toney aye, and Linda Morey aye. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin, this board hereby grants the Application of Kevin Johnston; owner; Kevin Johnston; seeking Conservation Development Permit for property located at 7712 Newco Drive in an S/R zone per Town Code§520-24D(2)(a) which states a Conservation Development Permit shall be required subject to the provisions of this section and prior to the issuance of any building permit for any regulated activity in the designated C/O District within the Town of Hamlin. Tax account# 006.080-01-001.114. A single-family home is proposed.

**The following submittals have been received:**

- Letter of Intent
- Site Plan
- Conservation Development Permit Application

A motion was made by Steve Lauth, seconded by Linda DeRue to approve the Application of Kevin Johnston; owner; Kevin Johnston; seeking Conservation Development Permit for property located at 7712 Newco Drive in an S/R zone per Town Code§520-24D(2)(a) which states a Conservation Development Permit shall be required subject to the provisions of this section and prior to the issuance of any building permit for any regulated activity in the designated C/O District within the Town of Hamlin. Tax account# 006.080-01-001.114. A single-family home is proposed. This is an Unlisted Neg Declaration.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter aye, Peter Toney aye, and Linda Morey aye. Motion carried.

## **DISCUSSION**

Conservation Board Member Jeanine Klopp reported that on April 22, 2017 the Conservation Advisory Board will be holding their Annual Tree Giveaway from 9:00 am – 12 noon in the Town of Hamlin Parking Lot. A release form is included with the order form for persons wishing to have their own personal orders also picked up on April 22, 2017 at the Town Hall. For personal orders the order form and the signed release

The Zoning Workshop will be held on Thursday, February 16, 2017 at 7:00 pm. The topic will be Solar Farms.

**ADJOURNMENT**

A motion was made by Linda Morey, seconded by Linda DeRue, to adjourn tonight's meeting barring no further business.

Members polled: Linda DeRue aye, Steve Lauth aye, Chris Schlieter 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, March 6, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 21 , 2017 at 12 noon.**

DRAFT