

## Hamlin Planning Board Minutes

Monday, May 1, 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, Chris Schlieter, Peter Toney, Mark Ballerstein, and Linda Morey.

**Present:** Town Councilperson Dave Rose, Conservation Advisory Board Member Jeanine Klopp, Donna Kozlowski, Jamie Forte, Ted Cessna, Laura & Sam Bell, Gary & Mary Shadders, Jill & Alan Fielder, Katlyn Fielder.

**Approval of the April 3, 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 April 3, 2017 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

### Proof of Publication

The clerk read the proof of publication.

### PUBLIC HEARING

#### **COMMERCIAL SITE PLAN**

**DONNA KOZLOWSKI  
1722 LAKE ROAD**

Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone.

Donna Kozlowski represented herself before the board. She has been working the field for 5 years. She is fully insured and is certified in Hypnosis and is a Master Trainer. The location in Hamlin is working well.

Chairperson Chris Schlieter 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.

A motion was made by Dave Martin, seconded by Steve Lauth to close the Public Hearing.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Linda Morey asked if there was sufficient parking. The business has been allotted 3 parking spots which show on the site map.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants the Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. The following submittals have been received:

- Letter of Intent
- Site Plan

- Commercial Site Plan Application

A motion was made by Linda Morey, seconded by Steve Lauth to approve the Application Of Donna Kozlowski; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Hypnosis Business to be located at 1722 Lake Road. Tax account# 021.03-3-2.1. This is in a C-GB zone. This is an unlisted action and valid one year from date of issue. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

## **AGENDA**

### **MYLAR RE-SIGNING**

**JAMIE FORTE  
100 KETCHUM ROAD**

Mylar requires re-signing by the Planning Board Chairperson as the Site Plan Approval one-year final approval time frame has expired. The applicant has purchased the property and plans to build a single -family residence on the property. There are no changes to the Site Plan.

Jamie Forte represented herself before the board. She has purchased the property and plans to build a single-family residence. There are no changes to the plan. There are also no engineering concerns.

Based on the information provided as requested and required by the Town of Hamlin this board hereby approves the Mylar re-signing. The following submittals have been provided:

- Letter of Intent
- Site Plan

A motion was made by Linda DeRue, seconded by Mark Ballerstein to approve the request for the Mylar re-signing. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

## **AGENDA**

### **SPECIAL USE PERMIT**

**ALAN & JILL FIELDER  
408 DRAKE ROAD**

Application of Alan & Jill Fielder; owners; Alan & Jill Fielder; seeking Special Use Permit for a Fine Alpaca Fiber Business named Windy Meadows Farm & Fiber Factory, LLC located at 408 Drake Road. Tax account# 020.040-01-011. This is in a R-M zone.

Alan & Jill Fielder represented themselves before the board. This business has been active for a while. They own their own alpacas and turn their fiber into a useable product and handmade products as well. They also process the fiber for other farms as well. They travel to festivals and such and sell the fiber and they have a small store on the premises. Also, the business is successful with on-line sales.

Based on the information requested and required by the Town of Hamlin this board hereby schedules a Public Hearing for June 5, 2017 at 7:30pm for the application of Application of Alan & Jill Fielder; owners; Alan & Jill Fielder; seeking Special Use Permit for a Fine Alpaca Fiber Business named Windy Meadows Farm & Fiber Factory, LLC located at 408 Drake Road. Tax account# 020.040-01-011. This is in a R-M zone.

A motion was made by Dave Martin, seconded by Linda Morey to schedule a Public Hearing on June 5, 2017 at 7:30 pm for the Application of Alan & Jill Fielder; owners; Alan & Jill Fielder; seeking Special Use Permit for a Fine Alpaca Fiber Business named Windy Meadows Farm & Fiber Factory, LLC located at 408 Drake Road. Tax account# 020.040-01-011. This is in a R-M zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

## **AGENDA**

**SINGLE LOT SUBDIVISION**

**SAM & LAURA BELL  
38 SUMMERTIME TRAIL, HILTON**

Application of Sam & Laura Bell; owners; Sam & Laura Bell; seeking Preliminary and Final single Lot Subdivision Approval for a single- family home to be built at Roosevelt Highway and Wiler Road. Tax account# 30.01-001-015.113. This is in an R-VL zone.

Rich Maier of Maier Land Surveying represented Wendy Meagher of Meagher Engineering and Sam & Laura Bell before the board. This parcel of land is 500’ east of Wiler Road. At this time, Dave Leverenz is farming the property. The property consists of 5.55 acres. The location of the septic system has been approved but the homeowners would like to position it closer to the dwelling. Town Engineer J.P. Schepp commented that they would have to contact the Health Department and complete a new set of perks, when the weather permits.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants Preliminary Site Plan Approval for the Application of Sam & Laura Bell; owners; Sam & Laura Bell; seeking Preliminary and Final single Lot Subdivision Approval for a single- family home to be built at Roosevelt Highway and Wiler Road. Tax account# 30.01-001-015.113. This is in an R-VL zone. The following submittals have been provided:

- Letter of Intent
- Single Lot Subdivision Application
- Short EAF
- Site Plan Checklist
- AG Data Statement
- Subdivision map
- Site Plan Map

A motion was made by Linda DeRue, seconded by Steve Lauth to schedule a Public Hearing on June 5, 2017 at 7:30pm for the Application of Sam & Laura Bell; owners; Sam & Laura Bell; seeking Preliminary and Final single Lot Subdivision Approval for a single- family home to be built at Roosevelt Highway and Wiler Road. Tax account# 30.01-001-015.113. This is in an R-VL zone. The following condition will apply: the applicant will contact the Health Department concerning the change of location of the Septic system.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

**AGENDA**

**SPECIAL USE PERMIT**

**WENDY TRIPI  
1787 WALKER LAKE ONTARIO ROAD**

Application of Wendy Tripi; owners; Wendy & Michael Tripi; seeking Special Use Permit for Foxfield Farm to sell nursery plants and stock. Tax account# 030.010-01-024. This is in an R-VL zone.

The applicant was not present at the meeting. Building Inspector Cheryl Pacelli gave an overview of the application. This business has been active selling plants and such at their home location, festivals, etc.

Based on the information provided as requested and required by the Town of Hamlin this board hereby schedules a Public Hearing on June 5, 2017 at 7:30pm for the Application of Wendy Tripi; owners; Wendy & Michael Tripi; seeking Special Use Permit for Foxfield Farm to sell nursery plants and stock. Tax account# 030.010-01-024. This is in an R-VL zone. The following submittals have been provided:

- Letter of Intent
- Special Use Permit Application
- Site Drawing

A motion was made by Steve Lauth, seconded by Linda DeRue to schedule a Public Hearing on June 5, 2017 at 7:30pm for the Application of Wendy Tripi; owners; Wendy & Michael Tripi; seeking Special Use Permit for Foxfield Farm to sell nursery plants and stock. Tax account# 030.010-01-024. This is in an R-VL zone.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toneray aye, Linda Morey aye. All in favor. Motion carried.

## **AGENDA**

### **COMMERCIAL SITE PLAN**

### **GARY SHADDERS**

#### **16 FALLWOOD TERRACEM, HILTON**

Application of Gary Shadders; owner; Peter Kruger; seeking Commercial Site Plan Approval for a wood working shop named Salmon Creek Woodworks to be located at 47 King Street. Tax account# 021.010-5-3.12. This is in a C-GB zone.

- Letter of Intent
- Commercial Site Plan Application
- Site Drawing
- Site Plan Checklist

Gary Shadders represented himself before the board. He has signed a lease with Peter Kruger to locate his wood working shop at 47 King Street. This location has been a wood shop in the past.

Based on the information requested and required by the Town of Hamlin this board hereby schedules a Public Hearing on June 5, 2017 at 7:30pm for the Application of Gary Shadders; owner; Peter Kruger; seeking Commercial Site Plan Approval for a wood working shop named Salmon Creek Woodworks to be located at 47 King Street. Tax account# 021.010-5-3.12. This is in a C-GB zone.

A motion was made by Steve Lauth, seconded by Linda Morey to schedule a Public Hearing on June 5, 2017 at 7:30pm for the Application of Gary Shadders; owner; Peter Kruger; seeking Commercial Site Plan Approval for a wood working shop named Salmon Creek Woodworks to be located at 47 King Street. Tax account# 021.010-5-3.12. This is in a C-GB zone. Owner needs to sign the application.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toneray aye, Linda Morey aye. All in favor. Motion carried.

## **DISCUSSION**

Conservation Board Member Jeanine Klopp that the tree giveaway went well. All 600 trees were gone by 11:30am. The residents were very happy with the event.

Town Councilperson Dave Rose reported that there was a Public Hearing on the Solar Law, no action will be taken until the May 8, 2017 Town Board Meeting.

## **ADJOURNMENT**

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

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toneray 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, June 5, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 16, 2017 at 12 noon.**

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