

Hamlin Planning Board Minutes

Monday, June 5, 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 Schleiter 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 Tonery, Mark Ballerstein, and Linda Morey.

Present: Attorney O'Toole, Town Engineer J.P. Schepp, Town Councilperson Dave Rose, Conservation Advisory Board Member Jeanine Klopp, Rich Maier of Maier Land Surveying, Scott Hepler of Ultimate Dock Systems, Gary Shadders, Wendi and Michael Tripi, Sam Bell, Steve and Tania Cochran, Jill and Alan Fielder.

Approval of the May 1, 2017 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Steve Lauth, seconded by Linda DeRue to approve the meeting minutes of May 1, 2017 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery abstain, Linda Morey abstain. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING 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.

- Letter of Intent
- Application for Special Use
- Detailed Interior and Exterior Drawings

Jill and Alan Fielder represented themselves before the board. They own an Alpaca farm and fiber business that processes Alpaca fiber into useable items. They also provide the same service for other farms. They go on the road to festivals and shows to sell their wares. They have a small store in the premises for retail sales.

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 or concerns from those present.

J.P. Schepp had no engineering concerns.

Attorney O'Toole had no legal concerns.

Cheryl Pacelli stated that she had completed a walk around site visit and found no code concerns.

A motion was made by Linda Morey, 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 Tonery aye, Linda Morey aye. All in favor. Motion carried.

A motion was made by Steve Lauth, seconded by Linda Morey to grant the Special Use Permit 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. The following documentation has been received:

- Letter of Intent
- Application for Special Use
- Detailed Interior and Exterior Drawings

This is an Unlisted SEQR.

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

PUBLIC HEARING

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 represented the applicants before the board. This was previously an approved site plan in the past. There has been a change to the location of the septic system that will hopefully only need a small amount of sand. The house has been moved 25' to the rear of the property and a front porch has been added to the design.

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 or concerns from those present.

J.P. Schepp had that the leaders were not shown. Rich Maier stated that he would talk to the engineer.

Attorney O'Toole had no legal concerns.

Cheryl Pacelli stated that she will work with the owners during the building process.

Dave Martin asked if the driveway width of 12' was sufficient. Rich Maier responded that the house is 250 feet from the road and that a fire hose can reach 500'.

A motion was made by Peter Tonery, seconded by Mark Ballerstein to close the Public Hearing. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery aye, Linda Morey aye. All in favor. Motion carried.

A motion was made by Dave Martin, seconded by Linda DeRue for Final Approval for the Application of Sam & Laura Bell; owners; Sam & Laura Bell; seeking 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. This is an Unlisted SEQR. The following documentation has been received:

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

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

PUBLIC HEARING
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.

Wendi and Michael Tripi represented themselves before the board. They have a home-based business that sells plants and shrubs located at 1787 Walker Lake Ontario Road which consists of 20 acres. They are usually open from April through June and again in September. They also participate and show their goods at farmers markets.

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments or concerns from those present.

J.P. Schepp had no comments.

Attorney O'Toole had no legal concerns.

Cheryl Pacelli stated that she has no concerns and that the parking is adequate.

A motion was made by Mark Ballerstein, seconded by Linda Morey to close the Public Hearing. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery aye, Linda Morey aye. All in favor. Motion carried.

A motion was made by Peter Tonery, seconded by Linda Morey to grant 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. This is an Unlisted SEQR.

The following documentation has been received:

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

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

PUBLIC HEARING
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.

Gary Shadders represented himself before the board. He is proposing to operate a woodworking shop located at 47 King Street. In the past, it has been used as a woodworking shop. He has purchased new woodworking tools that he hopes will be quieter than the ones he uses now. He wants to minimize the noise level for other businesses close to the location.

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments or concerns from those present.

J.P. Schepp had no comments.

Attorney O'Toole had no legal concerns.

Cheryl Pacelli had no concerns.

A motion was made by Linda Morey, 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 Tonery aye, Linda Morey aye. All in favor. Motion carried.

A motion was made by Linda DeRue, seconded by Mark Ballerstein to grant 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. This is an Unlisted SEQR.

The following documentation has been received:

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

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

AGENDA

SPECIAL USE PERMIT

**STEVE COCHRAN
2159 REDMAN ROAD**

Application of Steve Cochran; owner; Steve Cochran; seeking Special Use Permit for a small lawnmower repair shop to be located in the garage of 2159 Redman Road. Tax account# 020.03-1-19. Located in an R-VL and AG zone.

- Letter of Intent
- Special Use Application
- Survey Map
- Interior Drawings

Steve Cochran represented himself before the board. He has a small fix up business and he re-sells small engines and lawn mowers. He also has blade sharpening. He works out of his garage and either picks up items and then returns them when done or works at the locations. He has spoken with the building Inspector and has everything ready for a Fire Marshal inspection.

A motion was made by Linda Morey, seconded by Steve Lauth to schedule a Public Hearing on July 5, 2017 at 7:30 pm for the Application of Steve Cochran; owner; Steve Cochran; seeking Special Use Permit for a small lawnmower repair shop to be located in the garage of 2159 Redman Road. Tax account# 020.03-1-19. Located in an R-VL and AG zone.

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

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**RICHARD J JENSEN
7016 BENEDICT BEACH**

Application of Scott Hepler; owner; Richard J Jensen; seeking Conservation Corridor Development Permit for Open Pile Dock at 7016 Benedict Beach. Tax account# 007.01-1-17. This is in a S/R zone and LWRP and CEHA area. A CEHA Permit will be required by the Zoning Board of Appeals.

Scott Hepler represented the owner before the board. He is proposing a 12 x 20 steel open pile dock with a jet ski hoist. The dock will be placed over the existing rock boulders. They use the 246.4 lake level calculation and set the dock at 4 feet above that level. Even with the high lake level as it is today they have never had issues with a dock install or have a dock that is/was underwater due to high levels.

The following documentation has been received:

- Conservation Corridor Development Application
- LWRP

- Drawings
- NYS Resource Map
- Joint Application Form
- Short EAF Form
- Letter of Intent
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A motion was made by Linda DeRue, seconded by Steve Lauth to grant the Application of Scott Hepler; owner; Richard J Jensen; seeking Conservation Corridor Development Permit for Open Pile Dock at 7016 Benedict Beach. Tax account# 007.01-1-17. This is in a S/R zone and LWRP and CEHA area. A CEHA Permit will be required by the Zoning Board of Appeals. This is a TYPE II SEQR.

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

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**THERESA CROCE
7008 BENEDICT BEACH**

Application of Scott Hepler; owner; Theresa Croce; seeking Conservation Corridor Development Permit for Open Pile Dock at 7008 Benedict Beach. Tax account# 007.01-1-18. This is in a S/R zone and LWRP and CEHA area. A CEHA Permit will be required by the Zoning Board of Appeals.

Scott Hepler represented the owner before the board. He is proposing a 60 x 8 steel open pile dock with a boat hoist and a staircase going into the water for lake access and will be tied into the shore. An 8’ space will be opened up in the existing retaining wall. They use the 246.4 lake level calculation and set the dock at 4 feet above that level. Even with the high lake level as it is today they have never had issues with a dock install or have a dock that is/was underwater due to high levels.

The following documentation has been received.

- Conservation Corridor Development Application
- LWRP
- NYS Resource Map
- Drawings
- Joint Application Form
- Short EAF Form
- Letter of Intent

A motion was made by Steve Lauth, seconded by Linda Morey to grant the Application of Scott Hepler; owner; Theresa Croce; seeking Conservation Corridor Development Permit for Open Pile Dock at 7008 Benedict Beach. Tax account# 007.01-1-18. This is in a S/R zone and LWRP and CEHA area. A CEHA Permit will be required by the Zoning Board of Appeals. This is a TYPE II SEQR.

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.

DISCUSSION

Town Councilperson Dave Rose reported that the next Zoning Workshop will be on June 15, 2017 at 7:00pm. There was a discussion on CEHA and CC permits.

ADJOURNMENT

A motion was made by Linda DeRue, seconded by Steve Lauth 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 Toney 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, July 5, 2017 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is June 20, 2017 at 12 noon.

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