

Hamlin Planning Board Meeting
Monday, November 3rd, 2003
7:30pm

The regularly scheduled meeting of the Hamlin Planning Board was called to order by Vice Chairman James Breslawski at 7:30pm with the location of the fire exits explained for those present.

Roll call: James Breslawski, Ralph Della Rocco, Dane Emens, Judith Hazen, David Martin, James Nesbitt and Chris Schlieter.

Excused: Dane Emens

Also present: Support Board Attorney Charlie Welch, Town Engineer J.P. Schepp, Conservation Board liaison Craig Goodrich, Town Councilman Ed Evans and several interested citizens.

A motion was made by Ralph Della Rocco, seconded by Chris Schlieter to approve the minutes from the October 6th, 2003 meeting. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, minutes approved.

PUBLIC HEARING

The Clerk Read the Proof of Publication.

PRELIMINARY APPROVAL

Joseph Ariola
9552 Beachwood Drive

Chris Schultz of Schultz Associates was present to request Preliminary Approval for Joseph Ariola of 9552 Beachwood Drive to construct a single family residential dwelling to replace the house that burned down last year. Mr. Schultz explained that the intent is to place the new house in the same position using the same footprint. He stated that the elevation is quite high, and a number of variances were granted in September 2003. The Ariola's would be using the existing leach system, it will have a basement and become a year round home. At that time Vice Chairman Breslawski opened the Public Hearing and asked if there was anyone there to speak for or against this proposal? Neighbor Bill Johnstone of Beachwood Park voiced his concern regarding of the septic system. He wanted to know where it is located on the property. He stated that Beachwood is a private road and he is concerned about heavy building equipment coming and going down the road during the building process and tearing up that road. There were no other concerns from residents. Vice Chairman Breslawski then closed the Public Hearing. Town Engineer J.P. Schepp stated that he had an engineering concern regarding the minimum setback shown on the zoning statistics and that they should be revised. Mr. Schepp also stated that he would like visual impact on neighboring properties shown on the plan. He would also like to see more detail on the house; square footage and number of stories. There is also a \$250.00 Recreation Fee that is payable to the Town prior to signing of the

PUBLIC HEARING-Joseph Ariola

mylar. Board Member Chris Schlieter stated that the drainage might have an affect on the property to the west and that the drainage pipes should be installed underground.

A motion was made by James Nesbitt, seconded by Chris Schlieter to grant Preliminary Approval to Joseph Ariola of 9552 Beachwood Drive to construct a single-family residential dwelling. This is a TYPE II Negative Declaration under SEQR. The Planning Board would like to see a detailed architectural review for Final Approval. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Preliminary Approval granted.

PUBLIC HEARING

**Bradley Smith
6648 Greenwood Parkway**

Matt Sinacola of Missell Associates was present to represent Bradley Smith who seeks Preliminary Approval to construct a single-family residential dwelling to be located at 6648 Greenwood Parkway. Mr. Sinacola displayed a map for all to view. He explained that they would be replacing the cottage and building a three bedroom home. It is similar to the last application. He will be replacing the waste water system on this lot, with a whole new system. Mr. Sinacola said that drainage was an issue; therefore they will install a catch basin at the intersection of the Walker Lake Ontario Road and Greenwood Parkway. There is positive flow however somewhat slow drainage on the south side of the system. In addition concrete was piled and incorporated into the driveway to be used as a stone base for the driveway. At that time Vice Chairman Breslawski opened the Public Hearing and asked if there was anyone present to speak for or against this proposal? There were no replies. He then declared the Public Hearing closed. Town Engineer J.P. Schepp stated his engineering concerns. He said he would like to see detailed grading plans and the variance requirement for location of the septic system, which should be 150' away from the Lake, to be shown on the Final Plan. Also the \$250.00 Recreation Fee must be paid prior to signing of the mylar. Mr. Sinacola stated that the septic system would be shifted slightly to stay out of the Conservation Overlay District.

A motion was made by Ralph Della Rocco, seconded by James Nesbitt, to grant Preliminary Approval to Bradley Smith of 6648 Greenwood Parkway to construct a single-family residential dwelling. The location of the septic system and the variances that were granted are to be shown on the Final Plan. This is a TYPE II negative declaration under SEQR. Members polled, Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Preliminary Approval granted.

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John and Debra Wilfeard
Walker Lake Ontario Road
Tax acct:022.02-02-09,14

Mr. Avery of Avery Engineering was present to represent John and Debra Wilfeard who seek Final Approval to construct a single-family residential dwelling to be located on Walker Lake Ontario Road. Mr. Avery explained he is still waiting for the sewer district and water lines plan to be back from Monroe County. Town Engineer J.P. Schepp stated that the \$250.00 Recreation Fee must be paid prior to signing of the mylar. Also he suggested that the water pressure variation be steady going to the house.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant John and Debra Wilfeard Final Approval to construct a single family residential dwelling to be located on Walker Lake Ontario Road, tax acct#022-02-02-09,14. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried Final Approval granted.

CONCEPTUAL APPROVAL

Mr. and Mrs. John Testa
5700 Wautoma Beach Road

Mr. Walter Glogowski was present representing Mr. and Mrs. Testa who wish to construct a single-family residential dwelling at 5700 Wautoma Beach Road. Mr. Glogowski explained that he would be appearing before the Zoning Board of Appeals on November 17th, 2003 to seek the necessary variances that will be required in order to install a septic system and construct a single family residential house on a pre-existing non-conforming lot. He explained that the existing cottage will be demolished and the house will be placed as far to the west as possible. Town Engineer J.P. Schepp stated that the plans should show the zoning and site statistics, lot size and side setbacks. He also stated that the obtained variances, flood plain elevations, utilities, coastal erosion, grading, details regarding the size of the house and location of the septic system need to be shown on the Preliminary Plan. Also a basement needs to be shown on the plans if there will be one. Attorney Charlie Welch said that there would be 6 variances required in order to build on this lot.

A motion was made by Judith Hazen, seconded by James Nesbitt to grant Conceptual Approval to Mr. and Mrs. John Testa of 5700 Wautoma Beach Road to construct a single-family residential dwelling. A Public Hearing will be scheduled for Monday, December 1st, 2003 at 7:00pm. The Testa's will also appear before the Zoning Board of Appeals on Monday, November 17th, 2003 for a discussion regarding the variances that will be needed. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried Conceptual Approval granted with Public Hearing scheduled.

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CONCEPTUAL APPROVAL

**EAST COVE SENIOR APARTMENTS
MILLSTREAM SUB. PHASE I**

Mr. LaRue was present to represent DeMarco Builders who wish to build East Cove Senior Apartments, which will consist of 24 unit senior apartments. They are also proposing to build 25 single-family residential homes. Mr. LaRue stated that the total parcel is 134.68 acres; zoning is R-H and served by sewer and water. All roads will be public streets and sidewalks will be installed. There will also be a Community Center built. Board Vice Chairman James Breslawski said he is concerned about the construction encroaching on the federal wetlands and the Conservation Overlay District. Board Member James Nesbitt noted that many of the roads in the development area would be hammerhead shaped. The Board needs to see what the rest of the development will look like to determine traffic issues. There was much discussion among Board Members regarding the design of the development, the drainage and traffic issues, what type of landscape buffers will be created, details of the architectural design of the buildings, where the dumpsters will be located, meter pits, and maintenance of the development since the proposal is for these units to be rental property. Board Member Chris Schlieter said the Board would take hard look at this concept, measure how this development will impact the community and Town of Hamlin. A Planning Board workshop will be held at some point to address the many concerns.

A motion was made by Chris Schlieter, seconded by James Nesbitt to grant Conceptual Approval to East Cove Senior Apartments and Millstream Subdivision, Phase I. A Public Hearing will be scheduled for Monday, December 1st, 2003 at 7:00pm. Members polled Breslawski aye, Della Rocco aye, Hazen no, Martin aye, Nesbitt aye and Schlieter aye. Motion carried with Conceptual Approval granted and Public Hearing scheduled.

CONCEPTUAL APPROVAL

**RICH IUPPA
SANDRA ESTATES-WALKER ROAD**

Richard Maier of Maier Surveying was present representing Rich Iuppa of Walker Road who wishes to develop 3 single lots on Walker Road. Mr. Maier explained that his intent is to construct 3 single-family residential houses. He explained that the property is zoned R-VL. It is on private water and gas. These lots will be 5 acres each. It is in the AG District. Town Engineer J.P. Schepp said a Recreation Fee of **\$250.00 PER LOT** will be due upon signing of the mylar. Also, details for the water service must be shown on the Preliminary Plan.

A motion was made by Judith Hazen, seconded by James Nesbitt to grant Conceptual Approval to Sandra Estates to develop 3 single lots for construction of 3 single residential houses. A Public Hearing for Preliminary Approval has been scheduled for Monday, December 1st, 2003 at 7:00pm.

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RICH IUPPA-SANDRA ESTATES

Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Conceptual Approval granted with Public Hearing scheduled.

RONALD HOBBSINS

478 Lake Road West Fork

Ronald Hobbins of 478 Lake Road West Fork was present to discuss obtaining a SUP permit to install a pole barn on his property that is located on vacant land. His property is in the AG District, however the building will be a non-agricultural storage barn, therefore a Special Use Permit will be needed. He explained that the building would be 30' x 40' in size, 12' tall and 200' from the road. This will be a metal pole barn. The pole barn will be used to store equipment. There will be electric for light in the barn. Board Member James Nesbitt stated that it should be put in the motion that everything on the property now will be placed inside that pole barn. He has had violations in the past on the property regarding proper storage of equipment.

A motion was made by Chris Schlieter, seconded by Ralph Della Rocco to schedule a Public Hearing for Ronald Hobbins of 478 Lake Road West Fork to install a non-agricultural building in an AG District. A Public Hearing for a Special Use Permit has been scheduled for Monday, December 1st, 2003 at 7:00pm. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried with Public Hearing scheduled.

DISCUSSION

Board Member James Breslawski stated that a work session needs to be scheduled to review the proposed East Cove Subdivision when more detailed information is presented to the Town.

ADJOURNMENT

A motion was made by Chris Schlieter, seconded by James Nesbitt to adjourn the meeting barring no further business. Members polled Breslawski aye, Della Rocco aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye.

Respectfully submitted,

Cindy Olds
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be scheduled for Monday, December 1st, 2003 at **7:00pm**. Deadline for fees is Monday, November 17th, 2003.

