

Planning Board Meeting *Minutes*  
Monday, November 1, 2004  
7:30pm

The regularly scheduled meeting of the Hamlin Planning Board was called to order by Chairman James Breslawski at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin, N.Y. The location of the fire exits were explained for those present.

Present: James Breslawski, Ralph Della Rocco, Dane Emens, Judith Hazen, Dave Martin, James Nesbitt and Chris Schlieter.

Also present: Building Inspector Dick Bauman, Support Board Attorney Charles Welch, Town Engineer J.P. Schepp, Town Councilperson Dave Rose, Tom Jensen, Chris Bernier, Mike Henner, Joseph Beller, Sarah Bailey, Darryl Mosher, Dave Matt, Scott Swan, Mike Marchetti and several other interested residents.

A motion was made by Dane Emens, seconded by Dave Martin to approve the minutes of the October 4, 2004 meeting. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried, October 4, 2004 minutes approved.

**THE CLERK READ THE PROOF OF PUBLICATION**

**PUBLIC HEARING**

**SPECIAL USE PERMIT**

**MR. CHRIS STURM  
2274 NORTH HAMLIN ROAD**

Mr. Chris Sturm of 2274 North Hamlin Road was present to seek a Special Use Permit to open a small machine shop at his residence. Mr. Sturm provided the Building Inspector with a copy of his deed. Mr. Sturm explained that he would have 3 employees. He would be doing Plastic injection mold work in his existing pole barn. His hours of business would be Monday through Friday 8:00am to 5:00pm. Board Member James Nesbitt inquired about waste disposal, delivery trucks and signage. Mr. Sturm replied that there would be no sign needed, waste would be disposed of in a dumpster and there would be no tractor-trailer truck traffic. The Town Engineer stated that a floor plan was provided and that the septic system would have to get Monroe County approval. Board Member Ralph Della Rocco asked if the pole barn exists and if bathroom facilities already exist. Mr. Sturm stated that the pole barn exists and he is planning on adding bathroom facilities.

At this time Chairman Breslawski opened the Public Hearing and asked if there was anyone present to speak for or against this proposal? Peter Tonery of Moscow Road wanted entered into the record that any resolution is in jeopardy because the Chairman, James Breslawski, is not a legal resident of the Town of Hamlin and therefore his presence and standing on this board is in the violation of state law. Board Member Chris Schlieter addressed Tonery and told him to keep his comments relative to the subject. There were no other comments. Chairman Breslawski closed the Public Hearing.

A motion was made by Dane Emens, seconded by James Nesbitt to grant a Special Use Permit to

Chris Sturm of 2274 North Hamlin Road to open a small machine shop at his residence. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried, Special Use Permit granted.

**PRELIMINARY APPROVAL**

**MR. AND MRS. JOSEPH  
200 WALKER LAKE ONTARIO ROAD**

Mr. Dave Matt of Schultz Associates was present to represent Mr. And Mrs. Joseph of 200 Walker Lake Ontario Road who are seeking Preliminary Approval to construct a single-family residential dwelling. Revised site plan maps were handed out. Mr. Matt explained that the deed description is 2 separate lots divided by a private road. The existing house would stay on the other lot and they would have separate leach fields. At this time Chairman Breslawski told Mr. Matt that the Board and Town Engineer would need more time to review the changes. At that time he opened the Public Hearing and asked if there was anyone present to speak for or against this proposal? Scott Swan of 182 Walker Lake Ontario Road had some drainage and septic questions. He stated that he already has drainage problems and his lot is always under water and this new house and septic would cause even more drainage problems. Mr. Matt explained that they would have a modified raised septic system and that the swells would be directed towards the pond to eliminate any water problems. Also a pipe would be installed under the private road to help drain access water. Charles Carroll of 206 Walker Lake Ontario Road also addressed his drainage concerns. His property has no drainage at all and is always under water. He also questioned putting a pipe under a privately owned road. Mr. Matt replied that the owners would get permission from the owner of the private road to install the pipe. He also added that the deed states that the owners have use of the road and pond. Board Member Chris Schlieter commented that they had drainage issues at last month's meeting and they asked for a revised plan. Mr. Carroll also commented that the neighbor's 2-car garage wasn't even shown on the site plan map. Mr. Matt stated that they were on the next Zoning Board agenda for discussion. Chairman Breslawski closed the Public Hearing.

A motion was made by Chris Schlieter, seconded by Dane Emens to leave the Public Hearing Open with no other action taken at this time. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Public Hearing Open.

**PRELIMINARY APPROVAL**

**MR. AND MRS. RIZZO  
4023 BRICK SCHOOLHOUSE ROAD**

Mr. Rich Maier of Maier Land Surveying was present to request Preliminary Approval for Mr. and Mrs. Rizzo of 4023 Brick Schoolhouse Road to construct a single-family residential dwelling and show revised site plan for house relocation. Mr. Maier stated that there would only be 1 acre of land disturbed and all of the DOT issues were addressed. Town Engineer J.P. Schepp said all of his concerns have been addressed. At that time Chairman James Breslawski opened the Public Hearing and asked if there was anyone present to speak for or against this proposal? Peter Tonery of Moscow Road wanted entered into the record that any resolution of this board was in jeopardy because the Chairman, James Breslawski, is not a legal resident of the

Town of Hamlin and therefore his presence and standing on this board is in violation of state law. Chairman Breslawski told Mr. Tonery to keep his remarks relative to the Public Hearing. He then closed the Public Hearing. Board Member Dave Martin asked if the width of the driveway was approved by the Fire Marshal? Mr. Maier stated that it had been approved. Board Member James Nesbitt asked if the barn and house were being built at the same time? Mr. Rizzo stated that originally he planned to build them at the same time but since he has been held up with his approval the barn will not be built until next year due to weather restraints. Board Member James Nesbitt asked if the barn would have electric and the size of the barn. Mr. Rizzo replied that it would have electric and he would like to build the barn as close to 32' x 56' as planned as he could depending on the cost of wood and metal next year. Board Member James Nesbitt asked what the width of the driveway was? Mr. Maier replied 12'. Attorney Charlie Welch stated that a Recreation fee of \$250.00 does apply.

A motion was made by James Nesbitt, seconded by Dane Emens to grant Preliminary and Final approval with an unlisted action negative declaration SEQR to Mr. and Mrs. Rizzo of 4023 Brick Schoolhouse Road to construct a single family residential dwelling with a \$250.00 Recreation fee due. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried, Preliminary and Final Approval granted.

## **DISCUSSION**

### **BOUNDARY MAP CHANGE**

### **TOM LEVERENZ 3889 ROOSEVELT HIGHWAY**

Mr. Darryl Mosher was present to seek boundary map changes for Mr. Tom Leverenz of 3889 Roosevelt Highway. They are asking to re sub divide the lots. There would still be the same number of lots just reshaped. It would involve lot #1 of W.S. Subdivision and lot # 5 to gain access to Redman Road.

A motion was made by Judith Hazen, seconded by Dave Martin to approve boundary map changes as per map dated October 4, 2004 for Tom Leverenz of 3889 Roosevelt Highway. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Boundary map change approved.

### **2005 MEETING DATES**

A motion was made by James Breslawski, seconded by Judith Hazen to approve the 2005 Planning Board meeting dates with the meeting times to be 7:30pm. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Nesbitt aye and Schlieter aye. Motion carried, 2005 meeting dates approved.

Chairman James Breslawski handed out copies of a letter to the board members from Attorney Jerry Goldman regarding the withdraw of Phase I of Millstream Low-income housing for them

to review.

Chairman Breslawski asked if Councilperson Dave Rose had anything from the Town Board? Councilperson Rose replied not at this time.

### **ADJOURNMENT**

A motion was made by Dane Emens, seconded by Judith Hazen to adjourn the meeting barring no further business. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, meeting adjourned.

Respectively submitted by,

Heather Norman  
Acting Clerk to the Support Boards

The next meeting of the Hamlin Planning Board will be held on Monday, December 6, 2004 at 7:30pm. Deadline for fees is Monday, November 22, 2004.