

Hamlin Planning Board Meeting *Minutes*
Monday, March 7, 2005
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, New York. The location of the fire exits was explained for those present.

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

Also present: Town Supervisor Austin Warner, Support Board Attorney Charlie Welch, Town Engineer J.P. Schepp, Building Inspector Dick Bauman, Conservation Board Liaison Craig Goodrich, Highway Superintendent Tom Ingraham, Robin Hansel, Nina Hansel, Garry Hutchison, Chris DuBois, Tom Jensen, Jerry and Kristen Felluca, Irene Frediani and several other interested residents.

A motion was made by Ralph Della Rocco, seconded by Dane Emens to approve the minutes from the February 7, 2005 meeting. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen abstained, Martin aye, Nesbitt abstained, Schlieter aye. Motion carried, minutes approved.

Chairman James Breslawski added to tonight's agenda Walker Bible Baptist Church Subdivision and K & K Car Wash Final Mylar presentation.

At this time Chairman James Breslawski gave a brief statement concerning his Chairman status.

The Clerk read the Proof of Publication

PUBLIC HEARING
SUBDIVISION APPROVAL

APPLE MACK SUBDIVISION
1593 HAMLIN PARMA TOWN LINE ROAD

Larry Heining was present to seek re-subdivision Approval for the Apple Mack Subdivision located at 1593 Hamlin Parma Town Line Road. Mr. Heining explained that the owner Dave Bower plans to construct a wine tasting facility on the property in the future. He would like to combine 5 lots of the Mayer Mill Estate Subdivision back into the Apple Mack Subdivision. He would also like to combine one and a half acres from his own property into the Apple Mack Subdivision. This would reduce his lot to three and a half acres, which would be a non-conforming lot. After some discussion concerning needing variances for the one lot Mr. Heining decided to just take action on the 5-lot subdivision.

At this time Chairman James 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.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant re-subdivision Approval of the Apple Mack Subdivision located at 1593 Hamlin Parma Town Line Road pending new drawings being submitted. This is a Negative Declaration Type II SEQR. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried Re-Subdivision Approval granted.

PUBLIC HEARING

RE-SUBDIVISION APPROVAL

THOMAS LEVERENZ SUBDIVISION 3889 ROOSEVELT HIGHWAY

Dave Matt from Schultz Associates was present to seek re-subdivision Approval for the Thomas Leverenz Subdivision located at 3889 Roosevelt Highway. Mr. Matt explained that it would involve Lot 1 of the High Vista Subdivision and Lots 1 and 5 of the WS Subdivision becoming Lots 1, 2 and 3 of the Thomas Leverenz Subdivision formerly the High Vista Subdivision. Mr. Matt explained that Lots 2 and 3 would be picking up additional land. He also explained that Lots 2, 3 and 4 of the WS Subdivision would remain the same.

At that time Chairman James Breslawski opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. John Gregory of 3881 Roosevelt Highway stated that he just purchased Lot 2 and he was for the proposal. There were no further comments.

Chairman James Breslawski declared the Public Hearing closed.

A motion was made by Dave Martin, seconded by Dane Emens to grant Re-Subdivision Approval of the Thomas Leverenz Subdivision formerly the High Vista Subdivision located at 3889 Roosevelt Highway. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried, Re-Subdivision Approval granted.

PUBLIC HEARING

PRELIMINARY APPROVAL

COLLAMER SUBDIVISION 6372 SHORE ACRES

Dave Matt from Schultz Associates was present to seek Preliminary Approval for Lot R-49 of the Collamer Subdivision located at 6372 Shore Acres. Mr. Matt presented the Board with revised drawings with a different septic design approved by Monroe County Health Department. Mr. Matt explained that they received variances from the Zoning Board of Appeals last month. Mr. Matt stated that the owners plan on removing the existing house and constructing a 2850 square foot house on the lot. They have swales on the edges of the property that drain water into the Lake improving the current drainage conditions. Building Inspector Dick Bauman requested check valves on the storm sewer discharges to the lake. Mr. Matt said that wouldn't be a problem. Chairman James

Breslawski asked if Town Engineer J.P. Schepp had any concerns. J.P. stated that all of his issues have been addressed except for the turn around in the driveway and he was ok with that due to the lack of space and minimal traffic on the road.

At that time Chairman James 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.

Chairman James Breslawski then read a letter from Jacqueline Lingl of 6378 Shore Acres stating that she was unable to attend the Public Hearing but had no concerns with the proposal.

A motion was made by Dane Emens, seconded by Chris Schlieter to grant Preliminary Site Plan Approval for Collamer Subdivision located at 6372 Shore Acres. This is an Unlisted Action Negative Declaration SEQR determination. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Preliminary Approval granted.

A motion was made by James Nesbitt, seconded by Dane Emens to grant Final Site Plan Approval to Collamer Subdivision located at 6372 Shore Acres. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Final Approval granted.

CONCEPTUAL APPROVAL

GUY SUBDIVISION 380 WALKER ROAD

Dave Matt from Schultz Associates was present to seek Conceptual Approval for Guy Subdivision located at 380 Walker Road. Mr. Matt explained that they revised their original plan and decided to divide the 21-acre lot into 4 lots. They redesigned the driveway for Lot 2. A Conservation Overlay permit is needed to build on Lots 2 and 4. Town Engineer J.P. Schepp stated some grading concerns with Lot 1 with the septic system being pumped under the driveway. After some discussion on DEC permits it was determined that the septic systems are outside of the 150-flood plan so no variances were required. Chris Schlieter requested that the driveway widths be shown on the plans. Mr. Matt explained that the existing house would be removed when construction of the new house takes place.

A motion was made by Chris Schlieter, seconded by James Nesbitt to grant Conceptual Site Plan Approval to Guy Subdivision located at 380 Walker Road with a Public Hearing scheduled for next month. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, and Schlieter aye. Motion carried Conceptual Approval granted.

**RECREATION BUILDING
2806 ROOSEVELT HIGHWAY**

J.P. Schepp gave a presentation to the Board on the proposed Recreation Bathroom Building and Parking Lot located at 2806 Roosevelt Highway. J.P. explained that the Lion's Club is proposing to build a 60 x 40 Recreation Building off of 2806 Roosevelt Highway with restrooms, a concession area, storage and a pavilion area, along with a parking lot. The building will have water and electric and the sewage will be pumped to the southwest and tie into the existing line. Highway Superintendent Tom Ingraham explained that they already have DOT approval for the driveway cut and they received a Community Development grant for the parking lot. The Lion's Club is applying for a grant for the building. The parking lot location was discussed. J.P. stated that there would be 28 parking spaces. After discussion it was suggested that the south parking spaces be omitted allowing for cars to turn around if the parking lot is full and a sidewalk be added to the plans. J. P. stated that there would be a 24-foot wide driveway for access. Trash cans would be available for garbage.

A motion was made by Ralph Della Rocco, seconded by Chris Schlieter to schedule a Public Hearing for April 4, 2005 for the proposed Recreation Building located at 2806 Roosevelt Highway. Members polled, Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Public Hearing scheduled.

**WALKER BIBLE BAPTIST CHURCH
1425 WALKER LAKE ONTARIO ROAD**

Chris Karelus from Schultz Associates was present to seek SEQR determination and Final Approval for Walker Bible Baptist Church located at 1425 Walker Lake Ontario Road. Mr. Karelus stated that they received Health Department Approval and MCDOT required that a catch basin be installed north of the driveway entrance. There were some concerns about catch basins and after some discussion it was determined that that is a County road so the Town does not have any jurisdiction over the drainage to the catch basins. Mr. Karelus stated that they are retaining water on site and drainage for the neighboring properties should improve.

A motion was made by Chris Schlieter, seconded by Dane Emens to grant a Type I Negative Declaration SEQR to Walker Bible Baptist Church located at 1425 Walker Lake Ontario Road. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, SEQR determination granted.

A motion was made by Chris Schlieter, seconded by Judith Hazen to grant Final Approval to Walker Bible Baptist Church located at 1425 Walker Lake Ontario Road. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Final Approval granted.

**K & K CAR WASH
1449 LAKE ROAD**

Chris Karelus from Schultz Associates presented the Board with the Mylar for the Final Site Plan for K & K Car Wash located at 1449 Lake Road. Chairman James Breslawski asked if J.P. Schepp had any issues. J.P. stated that he had no issues. Chris Schlieter requested that Dick Bauman review the canopy lighting. Mr. Bauman agreed. The Board accepted the “as built” Mylar.

FINAL APPROVAL

**BARRETT SUBDIVISION
977 LAKE ROAD WEST FORK**

Rich Maier was present to address concerns about the proposal of Barrett Subdivision located at 977 Lake Road West Fork. Mr. Maier stated that spot elevations were added to the plans and a storm water report was given to the Town Engineer. Mr. Maier explained that the houses being built there with yards would actually reduce the water run off compared to the drainage with crops being planted there. Mr. Maier stated that there would be a note on the plans requesting certification that the grading is done as planned prior to a Certificate of Occupancy being issued. After some drainage discussion it was agreed to extend the swale behind the existing houses to help with drainage issues. Building Inspector Dick Bauman stated that he had serious reservations that the drainage would work properly.

A motion was made by James Nesbitt, seconded by Chris Schlieter to grant an Unlisted Action Negative Declaration SEQR to Barrett Subdivision located at 977 Lake Road West Fork. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, SEQR determination granted. A motion was made by Chris Schlieter, seconded by Ralph Della Rocco to grant Final Site Plan Approval to Barrett Subdivision located at 977 Lake Road West Fork. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried, Final Approval granted.

DISCUSSION

JOSEPH SUBDIVISION

Chairman James Breslawski just wanted to let the Board know that Joseph Subdivision located at 200 Walker Lake Ontario Road received variances from the Zoning Board of Appeals last month.

A motion was made by Dane Emens, seconded by Chris Schlieter to thank Cindy Olds for the good job she did as Clerk to the Support Boards. Members polled Breslawski aye, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye and Schlieter aye. Motion carried.

Town Supervisor Austin Warner gave a report from the Town Board. Mr. Warner reported that ESL would be installing a new ATM machine at the Town Hall on March 16 and March 17. Service will resume some time on March 17. He also reported that the Town Board would be looking at Entrance and Gym proposals in the next month or so.

James Nesbitt would like the deadline for all fees and submittals for the April 4, 2005 meeting to be noted in the minutes as March 21, 2005.

ADJOURNMENT

A motion was made by James Nesbitt, seconded by Dane Emens 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

Heather Norman
Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, April 4, 2005 at 7:30pm. Deadline for all fees is Monday, March 21, 2005.