

Hamlin Planning Board *Minutes*  
Tuesday, July 5, 2011  
7:30pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairperson Linda Morey at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The location of the fire exits and AED was explained for those present.

Present: Ron Breslawski, Judith Hazen, Tom Jensen, Dave Martin, Linda Morey and Peter Tonery.

Excused: Mark Reeves

Also present: Town Engineer J.P. Schepp, Support Boards Attorney Ken Licht, Town Board Liaison Dave Rose, Conservation Board members Jeanine Klopp, Nick Kramer, and Ed Evans, residents Dave Smith, Tom Elphick and Matt Keene.

A motion was made by Dave Martin, seconded by Tom Jensen to approve the minutes from the June 6, 2011 meeting as recorded. Members polled Breslawski abstain, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried, minutes approved.

*The Clerk read the Proof of Publication*

**PUBLIC HEARING**

**REVISIONS SUBDIVISION/SITE PLAN APPROVAL**

**HAMLIN MEADOWS**

**ROOSEVELT HIGHWAY**

**LOTS 115 and 117**

Jim Beehler was present seeking Subdivision/Site Plan approval for revisions to Lots 115 and 117 of the Hamlin Meadows Subdivision located on Roosevelt Highway to have rental duplexes. Mr. Beehler explained that they were in last fall and received approval to have rental duplexes on 4 lots. Since then interest in the rentals has increased so they are asking for two more rental units to be approved on lots 115 and 117 in the same area as the other ones. This would bring the density to 4.2 and they are allowed 6.2 per acre. So they are within the requirements.

There were no Engineering concerns. No concerns from the Conservation Board and no concerns from the Town Attorney.

At this time Chairperson Linda Morey opened the Public Hearing and asked if there was anyone present to speak for or against this proposal. There were no replies.

At this time Chairperson Linda Morey closed the Public Hearing.

A motion was made by Peter Tonery, seconded by Ron Breslawski to grant Final Subdivision/Site Plan revisions to Lots 115 and 117 of the Hamlin Meadows Subdivision located on Roosevelt Highway to have 2 more rental duplexes. Members polled Breslawski aye, Hazen abstain, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

**CONCEPTUAL SITE PLAN APPROVAL  
ELIZABETH HENNER**

**7658 NEWCO DRIVE**

Rich Maier from DDS Engineers was present representing Elizabeth Henner seeking Conceptual Site Plan approval to re-construct a single family house located at 7658 Newco Drive. Mr. Maier explained that they received variances from the Zoning Board. Due to a previous fuel oil spill they need to re-build their existing house. They are working with the DEC and an Environmentalist to mitigate the spill. Comments have been received from the Town Engineer and they will be addressed at the Public Hearing.

Town Engineer J.P. Schepp stated that in his April 29 letter he questioned the plotting of the State wetlands. The wetlands location was discussed. Mr. Maier questioned if the wetlands needed to be delineated and Mr. Schepp stated that decision would be up to the State. It would require DEC permits. Mr. Maier stated that the other comments have been addressed.

There were no additional comments from the Conservation Board. The LWRP was completed.

Attorney Ken Licht questioned if they would be removing any trees. Mr. Maier stated no they weren't.

Dave Martin questioned the type of leak. Mr. Maier stated it was a fuel oil leak.

A motion was made by Tom Jensen, seconded by Ron Breslawski to schedule a Public Hearing for Elizabeth Henner seeking Preliminary Site Plan approval to re-construct a single family house located at 7658 Newco Drive for August 1, 2011 at 7:30pm. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

**SIMPLE LOT COMBINATION APPROVAL  
EAST END SUBDIVISION NORTH SECTION**

**6314 SHORE ACRES**

Rich Maier from DDS Engineers was present representing Kathleen Foy seeking Simple Lot Combination approval for the East End Subdivision North Section located at 6314 Shore Acres. Mr. Maier stated that they are combining the lots and going closer to conforming but still needed variances which were granted by the Zoning Board.

There were no Engineering concerns, no Conservation Board concerns and no legal concerns.

A motion was made by Dave Martin, seconded by Tom Jensen to grant Simple Lot Combination approval to Kathleen Foy for the East End Subdivision North Section located at 6314 Shore Acres Dr. The Board waives the need for a Public Hearing per Town Code 125-74B(10). This is a Type II Negative Declaration SEQR determination. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

**SIMPLE LOT COMBINATION APPROVAL  
EAST END SUBDIVISION SOUTH SECTION**

**6309 SHORE ACRES**

Rich Maier from DDS Engineers was present representing Deborah Lee seeking Simple Lot Combination approval for the East End Subdivision South Section located at 6309 Shore Acres. Mr. Maier stated that she is combining the lots and needed some variances for the lot and an existing garage on the property. They were granted by the Zoning Board.

There were no Engineering concerns, no Conservation Board concerns and no legal concerns.

A motion was made by Tom Jensen, seconded by Peter Tonery to grant Simple Lot Combination approval to Deborah Lee for the East End Subdivision South Section located at 6309 Shore Acres Dr. The Board waives the need for a Public Hearing per Town Code 125-74B(10). This is a Type II Negative Declaration SEQR determination. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPEMNT PERMIT  
DAVID SMITH**

**8018 NEWCO DRIVE**

David Smith was present seeking Conservation Development Permit approval to construct a 20' x 26' x 20' Pole barn located at 8018 Newco Drive. Mr. Smith explained that he received variances from the Zoning Board for the barn. It is going in the open space on his lot. No trees are being removed. The barn is for storage only. He has reduced the size and height of the barn.

There were no Engineering or Conservation Board concerns. Attorney Ken Licht stated that the variance was approved for a reduced size barn 20' x 26' x 20.

Tom Jensen questioned if the septic location was verified. Mr. Smith stated that the system was located just the size of the leach is a question.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Conservation Development Permit approval to David Smith to construct a 20' x 26' x 20' pole barn located at 8018 Newco Drive. Permit to expire 1 year after date of issuance of Building Permit. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT  
BROCKPORT YACHT CLUB**

**7493 SANDY HARBOR DR.**

Matt Keene was present representing the Brockport Yacht Club seeking Conservation Development Permit approval to dredge and add shoreline rip rap located at 7493 Sandy Harbor Dr. Mr. Keene explained that they applied to the DEC to do some maintenance dredging in the basin and to add some stabilization along the bank where it is eroding away. The dredged material will be taken to the Hamlin Meadows Subdivision and used for fill. They have received the permits from the DEC.

There were no Engineering concerns and no Conservation Board concerns.

Tom Jensen questioned if they owned or rented the land. Mr. Keene stated that they own ½ of the area and rent the other half from the Sandy Harbor Beach Association. Tom questioned if this was an issue. Mr. Keene read the minutes from the April 28, 2009 Beach Association meeting where they approved the BYC to work on the basin per the application. Attorney Ken Licht stated that was sufficient. Ron Breslawski questioned how long the lease was for. Mr. Keene stated currently it is through 2015 but they are seeking a 10 year extension to the lease.

Mr. Keene also explained that the section of the basin that is lower in elevation was not approved by the DEC; just the bank in the boat basin will be stabilized.

A motion was made by Dave Martin, seconded by Judy Hazen to grant Conservation Development Permit approval to the Brockport Yacht Club to dredge and add shoreline rip rap located at 7493 Sandy Harbor Dr. Permit is good for 1 year from the date of permit issuance. This is a Type II Negative SEQR determination. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

### **DISCUSSION**

Town Board Liaison Dave Rose stated that the Public Hearing for the Town Code update is scheduled for July 11, 2011. Building Inspector Lee Nettnin is in the hospital due to complications after knee surgery. We are using Chad Fabrey from Clarkson for inspections. Several waterlines are breaking around town.

Town Engineer J.P. Schepp gave an update on the recycled asphalt for paving. He reported that there are NYS specifications for asphalt and they can easily be incorporated into the Town Code and Development Regulations. There are some more cost effective options out there for business owners. Chairperson Linda Morey stated that they are very specific regulations. Mr. Schepp stated that the asphalt should meet the State standards and should be added to the code. Attorney Ken Licht stated that adding the specifications is a legal option. There are no issues. The Planning Board would hold a Public Hearing to add the specifications to the Development Regulations and then it would be approved by the Town Board. They should reference the State standards.

A motion was made by Peter Tonery, seconded by Ron Breslawski to schedule a Public Hearing for August 1, 2011 at 7:30pm to add asphalt pavement standards to the Development Regulations. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried.

Conservation Board member Ed Evans stated that there would be a CCC Camp and POW update presentation at the Hamlin Beach Park Office on July 14, 2011 at 7:00pm. Everyone is welcome to attend.

**ADJOURNMENT**

A motion was made by Tom Jensen, seconded by Ron Breslawski to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Jensen aye, Martin aye, Morey aye, Tonery aye. Motion carried, meeting adjourned.

Minutes respectively submitted by:

Heather Norman  
Clerk to the Support Boards

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, August 1, 2011 at 7:30pm. Deadline for all fees is July 18, 2011 at 12:00 noon.**