

Hamlin Planning Board *Minutes*  
Monday, May 7, 2012  
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, Mark Reeves and Peter Tonery.

Also present: Town Engineer J.P. Schepp, Town Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Lee Nettnin, Zoning Board member Ed Haight, Conservation Board members Ed Evans and Nick Kramer, Engineer Darryl Mosher and Kelly Brennan-Jones.

A motion was made by Tom Jensen, seconded by Judy Hazen to approve the minutes from the April 2, 2012 meeting as recorded. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

**MYLAR RE-SIGNING  
1243 WALKER LAKE ONTARIO ROAD**

No one was present for this application. The Jones-Walker Subdivision located at 1243 Walker Lake Ontario Road was previously approved. The Mylar wasn't filed so it just needs to be resigned.

Attorney Ken Licht stated that he received the sewer easement today and reviewed it. It is approved but needs to be filed in the Monroe County Clerk's office and then the Mylar can be signed.

Town Engineer J.P. Schepp stated that there were no changes to the Mylar. A property line discrepancy has been addressed to his satisfaction.

A motion was made by Tom Jensen, seconded by Dave Martin to grant Mylar re-signing approval for the Jones Walker Subdivision located at 1243 Walker Lake Ontario Road contingent on the sewer easement being filed in the Monroe County Clerk's Office. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**MYLAR RE-SIGNING  
1658 LAKE ROAD**

The Town of Hamlin Mylar located at 1658 Lake Road was previously approved but not filed. There were no changes to the Mylar and no concerns.

A motion was made by Peter Tonery, seconded by Judy Hazen to grant Mylar re-signing for the Town of Hamlin located at 1658 Lake Road. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT  
19 SUMMER HAVEN**

Scott Hepler was present representing Greg Christo seeking Conservation Development Permit approval to construct an 8' x 60' dock located at 19 Summer Haven. Chairperson Linda Morey stated that the Conservation Board had some concerns with the existing trees on the property. Mr. Hepler stated that no trees would be removed for the dock project.

Building Inspector Lee Nettnin stated that the dock may require a Coastal Erosion Permit. Mr. Hepler stated that he has done several docks along the lake and has gotten the approvals from the DEC and Army Corp. Mr. Nettnin stated that no DRC was required for this project and it is a Type II SEQR.

Conservation Board member Ed Evans stated that this dock is in compliance with the LWRP.

Attorney Ken Licht stated that in the Army Corp. letter it requires a letter of consistency. Mr. Hepler showed Ken Licht the consistency letter.

Tom Jensen stated that the NYS Federal Consistency Form should be filled out correctly in the future for the Town of Hamlin. Mr. Hepler agreed.

A motion was made by Peter Tonery, seconded by Ron Breslawski to grant Conservation Development Permit approval to Greg Christo for an 8' x 60' dock located at 19 Summer Haven contingent on a Coastal Erosion Permit being issued. This is a Type II SEQR determination. No DRC was required. The approval expires 1 year after issuance of building permit. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**MYLAR RE-SIGNING  
167 and 173 WALKER ROAD**

Rich Maier from DDS Engineers was present representing Rich Iuppa seeking re-approval for the Sandra Estates Subdivision located at 167 and 173 Walker Road. Mr. Maier explained that this subdivision was originally approved in 2004. They updated the Monroe County Health Dept. and water information.

Town Engineer J.P. Schepp stated that there were no changes to the map and it was previously filed. There was no need for this to be filed again.

There was no motion made. A building permit could be issued.

**CONSERVATION DEVELOPMENT PERMIT  
487 WALKER ROAD**

Ed Haight was present seeking Conservation Development Permit approval for an 8' x 12' shed located at 487 Walker Road. Ed Haight explained that the existing 10' x 12' shed was crushed by a tree. He wants to replace it with an 8' x 12' shed in the same location.

No engineering concerns.

Building Inspector Lee Nettin stated no DRC was required. This is a Type II SEQR.

A motion was made by Mark Reeves, seconded by Judy Hazen to grant Conservation Development Permit approval to Ed Haight for an 8' x 12' shed located at 487 Walker Road. No DRC was required. This is a Type II SEQR. The approval expires 1 year after issuance of building permit. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION APPROVAL  
RADER SUBDIVISION**

Darryl Mosher from Schultz Associates was present representing Mark Rader seeking Simple Subdivision approval for the Rader Subdivision located at 1468 Lake Road West Fork. Revisions to the plans were handed out. Mr. Mosher explained that the owner would like to divide the lot into two separate lots. Lot 1 would be for the existing auto business and Lot 2 would be personnel storage in the existing barn.

8 parking spaces are shown for the business at Lot 1. New electric service would be run to the existing barn for storage. An easement for access to the barn would be required.

Town Engineer J.P. Schepp stated that new electric and water service would be needed for the barn. No gas or sewer is proposed for the barn. The storage barn would become an accessory use which isn't allowed per the code without a primary structure on the lot so a variance would be needed. An access easement for the barn would be needed. The use of the barn needs to be defined. The depth of Lot 1 was discussed and may require a variance. Other variances may be required.

Building Inspector Lee Nettnin stated that he has parking concerns. Mr. Rader stated that the barn would be used for his wholesale business. Eventually he would do doll ups and restorations in the barn for that business. Mr. Nettnin stated then that is a business being run out of the barn.

Mark Reeves stated if the barn is a separate business then that changes things. The variances change and the use changes. The Board needs to know what the barn will be used for.

There were no Conservation Board issues.

Attorney Ken Licht questioned the zoning of the properties to the north and east. All the properties are zoned C-GB. He would need to review the proposed access easement to the barn.

Judy questioned water being needed in the barn for a restroom and clean up when they are working in there. The owner stated that he didn't think about that. Heat for the barn was questioned. Mr. Rader stated there was an oil burner in the barn for heat.

A motion was made by Tom Jensen, seconded by Peter Tonery to refer this application to the Zoning Board for several variances needed. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

The Board stated that they would need to know the business details for the barn. A site plan would be required for the business.

## **SIMPLE SUBDIVISION APPROVAL 1252 LAKE ROAD WEST FORK**

Rich Maier from DDS Engineers was present representing David and Becky Gagne seeking Simple Subdivision approval for the West Fork Subdivision located at 1252 Lake Road West Fork. Mr. Maier explained that the vacant lot is being divided up between neighbors and a portion would be added to the Gagne's lot.

Building Inspector lee Nettnin stated that the DRC was already submitted. This is a Type II SEQR.

There were no Engineering concerns.

Attorney Ken Licht stated that no variances would be required per the new code revision.

There were no Conservation Board issues.

A motion was made was made by Tom Jensen, seconded by Mark Reeves to grant Simple Subdivision approval to David and Becky Gagne for the West Fork Subdivision due to just the altering of lot lines. The Board waives the need for a Public Hearing per Town Code 520-66J effective 4-23-12. This is a Type II SEQR. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

### **DISCUSSION**

Chairperson Linda Morey asked the members if they sign up for training and can't attend please call Heather to try to cancel and get reimbursed.

Town Board Liaison Dave Rose thanks everyone that attended the in-house training tonight. The next Zoning Workshop is this Thursday. Some more code revisions are coming before the Board at the next meeting. They will be doing interviews for the Clerk to the Assessor.

Conservation Board member Ed Evans discussed the form for 19 Summer Haven that the contractor filled out incorrectly. He stated that docks fall under Policy 12 of the LWRP. Under that policy number they refer to a beach but there is no definition for a beach. Ed suggested adding a definition for a beach so it is clear to everyone. J.P. Schepp questioned what the effect would be if it was a beach or not a beach. Peter Tonery stated that the LWRP is just a guideline. Lee Nettnin stated that he met with the DEC and questioned this properties beach and they stated that they no longer have a beach there. It is under water now.

**ADJOURNMENT**

A motion was made by Tom Jensen, seconded by Mark Reeves to adjourn tonight's meeting barring no further business. Members polled Breslawski aye, Hazen aye, Martin aye, Jensen aye, Morey aye, Reeves 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, June 4, 2012 at 7:30pm. Deadline for all fees is May 21, 2012 at 12:00 noon.**