

Hamlin Planning Board *Minutes*
Monday, November 5, 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: Judith Hazen, Tom Jensen, Dave Martin, Linda Morey, Mark Reeves and Peter Tonery.

Excused: Ron Breslawski

Also present: Town Engineer J.P. Schepp, Town Attorney Ken Licht, Town Board Liaison Dave Rose, Building Inspector Chad Fabry, Conservation Board members Jeanine Klopp, Ed Evans and Nick Kramer, Engineers Rich Maier, John Clarke and Richard Giraulo and residents Gary Gustafson, James Beehler, Patrick Pullinzi and Bob Jones.

A motion was made by Judy Hazen, seconded by Mark Reeves to approve the minutes from the October 1, 2012 meeting as recorded. Members polled Hazen aye, Jensen aye, Martin aye, Morey abstain, Reeves aye, Tonery aye. Motion carried, minutes approved.

The Clerk read the Proof of Publication.

Judy Hazen excused herself from this application.

PUBLIC HEARING
HAMLIN MEADOWS HOMEOWNERS ASSOCIATION
RE-SUBDIVISION HAMLIN MEADOWS ROOSEVELT HIGHWAY

Richard Giraulo from LaDieu Associates was present representing Hamlin Meadows Homeowners' Association seeking re-subdivision approval for Hamlin Meadows located on Roosevelt Highway. Mr. Giraulo explained that they have received condominium status and would like to have the property lines changed to reflect that. There are no changes being proposed to the site. It is just changing from a Homeowners Association to condominiums.

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.

Town Engineer J.P. Schepp stated that ownership change doesn't affect engineering so he has no concerns.

Building Inspector Chad Fabry had no issues.
Attorney Ken Licht had no concerns.
The Conservation Board had no issues.

A motion was made by Tom Jensen, seconded by Peter Toney to grant Re-subdivision approval to the Hamlin Meadows Subdivision located on Roosevelt Highway as submitted. Members polled Jensen aye, Martin aye, Morey aye, Reeves no, Toney aye. Motion carried.

Judy Hazen returned to the meeting.

**PUBLIC HEARING
COMMERCIAL SITE PLAN APPROVAL
ROCHESTER PALLET AND CRATE LLC 60 KING STREET**

James Ruslin was present seeking Commercial Site Plan approval for Rochester Pallet and Crate LLC located at 60 King Street. Mr. Ruslin explained that they submitted new maps with the interior, parking and bathrooms for the building at 60 King Street for his pallet business.

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.

Town Engineer J.P. Schepp stated that the Site Plan that was presented was sufficient. There were no concerns.

Building Inspector Chad Fabry stated there were no code issues.

Attorney Ken Licht stated that there were no legal issues.

A motion was made by Mark Reeves, seconded by Peter Toney to grant Commercial Site Plan approval to James Ruslin for Rochester Pallet and Crate LLC located at 60 King Street. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Toney aye. Motion carried.

**PUBLIC HEARING
SUBDIVISION/SITE PLAN APPROVAL
LASZEWSKI SUBDIVISION 100 KETCHUM ROAD**

John Clarke from DDS Engineers was present representing Michael Laszewski seeking Subdivision/ Site Plan approval for the Laszewski Subdivision located at 100 Ketchum Road. Mr. Clarke explained that the owner has a 5 acre parcel that he would like to make

into a 4 lot subdivision. He is proposing a single family house, barn and pond on two of the lots. Two lots will not be approved for building. Each house would have private leach, public utilities, separate driveways to Ketchum Road and proposed ponds. They have received comments from the Town Engineer and DRC comments. Those issues are being addressed.

Town Engineer J.P. Schepp stated that per the DRC comments the Monroe County Health Dept. has some arsenic concerns with the site. That needs to be addressed. Mr. Clarke stated that they are having the soils tested currently.

Conservation Board member Jeanine Klopp stated that the two lots are far enough away from the creek so there are no concerns.

Attorney Ken Licht stated that the plan has changed and proposed barns on each lot have been added. He noted that the houses would have to be built prior to the barns per the code. Mr. Clarke stated that they were aware of that code. Attorney Licht also stated that "not approved for building" needed to be added to Lots 1 and 3. Mr. Clarke agreed.

Tom Jensen questioned the pond setbacks. It is not noted on the map. Mr. Clarke stated that he would add that to the plans. The Board questioned what the ponds were for. Mr. Clarke stated for fill for the site and drainage on the lot.

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 Tom Jensen, seconded by Judy Hazen to grant Preliminary Sub./Site Plan approval to Michael Laszewski for the Laszewski Subdivision located at 100 Ketchum Road with the note "not approved for building" added to Lots 1 and 3, pond setbacks added and soil testing results and Monroe County Health Dept. approvals. This is a Type II Negative Declaration SEQR. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

SIMPLE SUBDIVISION APPROVAL DUFFY FARMETTE SUBDIVISION 3511 ROOSEVELT HIGHWAY

Rich Maier from DDS Engineers was present representing Richard Duffy seeking Simple Subdivision approval for the Duffy Farmette located at 3511 Roosevelt Highway. Mr. Maier explained that Mr. Duffy purchased some land behind his property from the farmer. It is mostly wetlands. He would like to add it to his existing lot. They have received DRC comments and there were no issues. The additional owner of the property has been added to the application and map.

There were no issues.

A motion was made by Judy Hazen, seconded by Dave Martin to grant Simple Subdivision approval to Richard Duffy for the Duffy Farmette Subdivision located at 3511 Roosevelt Highway. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL
PATRICK PULLINZI **16 LAKE ROAD EAST FORK**

Patrick Pullinzi was present seeking Conservation Development Permit approval to construct a 16' x 24' roof over an existing deck located at 16 Lake Road East Fork. No trees or vegetation will be removed. He has applied for the DEC permit.

Town Engineer J.P. Schepp stated that there were no run off concerns.
Building Inspector Chad Fabry stated that there were no code issues.
Conservation Board member Jeanine Klopp stated that it does require a DEC permit and is consistent with the LWRP.
Attorney Licht stated that a DEC permit is required. Mr. Pullinzi stated that he has applied but it is still in process.

Mark Reeves questioned if there were any site view concerns for the neighboring properties. Mr. Pullinzi stated no there aren't any issues with the 45 degree angle site distance. The Board confirmed that they would like the setback added to the site plan. They would like the creek side setback to the edge of the new roofline added to the plan.

A motion was made by Tom Jensen, seconded by Mark Reeves to table the decision for Patrick Pullinzi until the December 3 meeting to receive DEC approval and to have the setbacks added to the plan. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL
ROBERT JONES **7560 SANDY HARBOR DR.**

Robert Jones was present seeking Conservation Development Permit approval to construct an 8' x 37' front porch and to relocate a 12' x 16' garage located at 7560 Sandy Harbor Dr. Mr. Jones explained that he bought 7560 and 7561 Sandy Harbor Dr. and would like to move the existing garage on 7560 to the 7561 parcel and construct a front porch on 7560 Sandy Harbor Dr.

There were no engineering or code violations.

Conservation Board member Jeanine Klopp stated that it is consistent with the LWRP.

Attorney Licht stated that he received a notice of incomplete application from the DEC. The setbacks and garage size need to be added to the site plan.

Peter Tonery questioned if there would be a new driveway at 7561 Sandy Harbor Dr. Mr. Jones stated yes he would be adding a crushed stone driveway to the garage.

Judy Hazen questioned the site view of the neighboring properties. Mr. Jones stated that they wouldn't be affected. The one property is blocked already.

A motion was made by Mark Reeves, seconded by Tom Jensen to table the decision for Robert Jones until the December 3 meeting to receive DEC approval and an enhanced map with size and setbacks for the garage added. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

GARY GUSTAFSON

5 SUMMER HAVEN DR.

Gary Gustafson was present seeking Conservation Development Permit approval for break wall repair located at 5 Summer Haven Dr. Mr. Gustafson explained that a gabion break wall exists now but needs some repair. He would like to add rip rap in front of the existing break wall. He has received a DEC permit and approval.

There were no concerns.

Conservation Board member Jeanine Klopp stated that it is consistent with the LWRP.

A motion was made by Peter Tonery, seconded by Mark Reeves to grant Conservation Development Permit approval to Mr. Gustafson for break wall repair located at 5 Summer Haven Dr. Permit to expire 1 year from date of issuance. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

STAN SKUPSKY

6330 SHORE ACRES

Mr. Truesdale the contractor was present representing Mr. Skupsky seeking Conservation Development Permit approval for a break wall located at 6330 Shore Acres. Mr. Truesdale stated that they received DEC permit approval.

There were no concerns.

It is consistent with the LWRP

A motion was made by Dave Martin, seconded by Judy Hazen to grant Conservation Development Permit approval to Mr. Skupsky for a break wall located at 6330 Shore Acres. Permit to expire 1 year from date of issuance. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

CRAIG GOODRICH

6384 SHORE ACRES

Mr. Truesdale the contractor was present representing Craig Goodrich seeking Conservation Development Permit approval for a break wall located at 6384 Shore Acres. They received DEC permit approval.

There were no concerns.

It is consistent with the LWRP.

A motion was made by Mark Reeves, seconded by Peter Tonery to grant Conservation Development Permit approval to Mr. Goodrich for a break wall located at 6384 Shore Acres. Permit to expire 1 year from date of issuance. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

CONSERVATION DEVELOPMENT PERMIT APPROVAL

GAIL MALONE

6414 SHORE ACRES

Mr. Truesdale the contractor was present representing Gail Malone seeking Conservation Development Permit approval for a break wall located at 6414 Shore Acres. Mr. Truesdale explained that two trees would need to be removed at this property. One of the trees the roots are exposed and the other tree is causing the depression and needs to be removed. Both are Maple trees. The trees endanger houses and affect the break wall. They have received DEC permit approval.

There were no concerns.

It is consistent with the LWRP.

A motion was made by Mark Reeves, seconded by Peter Tonery to grant Conservation Development Permit approval to Ms. Malone for a break wall located at 6384 Shore Acres. The two trees indicated can be removed. Permit to expire 1 year from date of issuance. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**MYLAR RE-SIGNING
KETCHUM SUBDIVISION**

100 KETCHUM ROAD

Eric Peter was present seeking Mylar re-signing approval for the Ketchum Sub/Site Plan located at 101 Ketchum Rd. Mr. Peter stated that he has been before the Board two other times for approval. He missed the deadline to construct the house and barn and the approval has expired. He stated that he would like to build the barn prior to the house.

Chairperson Linda Morey stated that per the code the house needs to be built first. He could apply for a variance to build the barn first if that was something he wanted to do. She stated that the Building Inspector wouldn't issue a permit for the barn until the house was completed. Mr. Peter stated that was his intent all along to build the barn first.

Town Engineer J.P. Schepp stated that it was never presented that the barn would be constructed before the house.

Building Inspector Chad Fabry stated that the code states that the house has to be built first.

Attorney Licht stated that the Mylar re-signing could be approved tonight and he could decide to apply for a variance or not at a later time. The Building Inspector can't issue a permit for the barn prior to the house being built unless a variance is granted for a hardship.

Chairperson Linda Morey questioned if there were any changes to the Mylar. Mr. Peter stated no changes were made.

A motion was made by Peter Tonery, seconded by Tom Jensen to grant Mylar re-signing approval for the Ketchum Sub./Site Plan located at 101 Wiler Rd. Members polled Hazen aye, Jensen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

DISCUSSION

Chairperson Linda Morey thanked J.P. Schepp for the training tonight. It was very informative.

Town Board Liaison Dave Rose stated that the next Zoning Workshop is Thursday, Nov. 8 at 7:00pm. The Public Hearing on Roadside Stands was cancelled due to the storm. They will reschedule at the next Town Board meeting.

ADJOURNMENT

A motion was made by Mark Reeves, seconded by Tom Jensen to adjourn tonight's meeting barring no further business. Members polled Hazen aye, Jensen aye, Martin 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, December 3, 2012 at 7:30pm. Deadline for all fees is November 19, 2012 at 12:00 noon.