

Hamlin Planning Board *Minutes*  
Monday, February 4, 2013  
7:30 pm

The regular scheduled meeting of the Hamlin Planning Board was called to order by the Chairperson Linda Morey at 7:30 pm 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, 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, Highway Superintendent Steve Baase, Building Inspector Chad Fabry, Conservation Board members Jeanine Klopp and Ed Evans, Engineer David Weisenreder and Howard Waltz, Maria Muzurek, Rod Zulkosky, Patrice Dumbs, Andre Dumbs, Geoff Oehme, Eric Housekuecht, Nicholas Fox, Sabina Frederick, Tyler Saurini, Patrick Pullinzi and Bill Cooman.

A motion was made by Dave Martin, seconded by Mark Reeves to approve the minutes from the January 7, 2013 meeting as recorded. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried, minutes approved.

The Laszewski Subdivision application was tabled until next month.

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

Application for Patrick Pullinzi seeking Conservation Development Permit approval to construct a 16' x 24' roof over an existing deck located at 16 Lake Road East Fork. Mr. Pullinzi explained that when he was before the Board last they requested that the setbacks from the creek and neighbors be shown so he provided a map. He also noted that the impervious surface is 24.8%. He has also received a permit from the DEC.

There were no other concerns.

A motion was made by Judy Hazen, seconded by Peter Tonery to grant Conservation Development Permit approval to Patrick Pullinzi to construct a 16' x 24' roof over an existing deck located at 16 Lake Road East Fork. Permit to expire one year after date of issuance of Building Permit. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**CONSERVATION DEVELOPMENT PERMIT APPROVAL**  
**RAY MACK** **6430 SHORE ACRES**

Mr. Truesdale the contractor was present representing Ray Mack seeking Conservation Development Permit approval to reinforce the break wall located at 6430 Shore Acres. Mr. Truesdale explained that he is also doing the neighbors break wall. He is including a small section of Mr. Mack's break wall for reinforcement. Mr. Truesdale stated that they did receive DEC permit approval. A modification was sent to the DEC regarding the rock size that was being used for the project. The same rock is being used at the neighbor's now. They are just adding new rock in front of the existing.

Town Engineer J.P. Schepp stated that the address needed to be corrected. There were no additional concerns. It is consistent with the LWRP

A motion was made by Peter Tonery, seconded by Dave Martin to grant Conservation Development Permit approval to Ray Mack for break wall reinforcement located at 6430 Shore Acres. Permit to expire 1 year from date of issuance of Building Permit. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**SIMPLE SUBDIVISION  
COOMAN SUBDIVISION**

**2057 and 2059 NORTH HAMLIN RD.**

Dave Weisenreder from Costich Engineering was present representing William and Lynn Cooman seeking Simple Subdivision approval for the Cooman Subdivision located at 2057 and 2059 North Hamlin Road. Mr. Weisenreder explained that the owners would like to alter the existing lot lines for 2057 N. Hamlin Rd. with the house on it and 2059 N. Hamlin Rd. which has a barn on it. The properties are zoned R-VL and the subdivision will actually make both lots more conforming. DRC comments have been received and there were no issues. No development is being proposed.

There were no concerns.

A motion was made by Dave Martin, seconded by Judy Hazen to grant Simple Subdivision approval to William and Lynn Cooman for the Cooman Subdivision located at 2057 and 2059 North Hamlin Road. The Board waives the need for a Public Hearing. This is a Type II Negative Declaration determination. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

**COMMERCIAL SITE PLAN APPROVAL  
RIVER CITY AIR SOFT**

**832 MOSCOW ROAD**

Sabina Frederick was present seeking Commercial Site Plan approval for an Air Soft Field business located at 832 Moscow Road called River City Air Soft. The owners of Pure Air Soft explained that they would like to open an Air Soft Field business in Hamlin. They currently do not own the property but have a contingency offer in. Chairperson Linda Morey explained that this type of business is not allowed per the code. Attorney Ken Licht explained that he agreed with Town Engineer J. P. Schepp's comments regarding this type of business not being a permitted use in the zoning per the code. Some options were explained, the Board could find this business similar to an allowed listed use in the code, a variance would be required, a revision to the code to allow this type of business or they could seek re-zoning of the property.

Peter Tonery had some concerns with the change in the current use of this parcel. This is an 11 acre parcel. Increased traffic concerns and environmental concerns were noted.

Sabina Frederick explained that it would only be open on Saturdays and Sundays in the summer. There would be 15-20 players per session with multiple sessions per day. Most of the players would car pool together. A description of the business was given. It was explained that toy guns are used to shoot tiny pellets about 100'. They are biodegradable pellets. Full face masks are required. The pellets don't hurt. They do have insurance for the business.

Ron Breslawski questioned the property boundaries. It was explained that they would border the property with fencing.

Chairperson Linda Morey stated that the property backs up to the parkway so there are some concerns with it being so close to the road. It was explained that there is an existing fence along the parkway. They stated that they would be using about 5 acres out of the 11 for the business. The buildings wouldn't be used.

Chairperson Linda Morey explained that a lot of improvements to the property would be needed. A paved parking lot would be required. The purpose of the business would be to get the kids outside and exercising.

Peter Tonery stated that the property was zoned R-VL and then re-zoned commercial for light industrial. There were some noise complaints from the neighbors. Some discussion took place on re-zoning the property. Attorney Licht explained that the zoning could be changed by the Town Board or this type of business could be added to an allowable use for the zoning. Town Engineer J.P. Schepp stated that this would be a similar use to a golf course in R-VL zoning. Peter Tonery stated that it might be sensible to seek re-zoning of the lot from the Town Board, and then the use might be similar to a shooting club in the R-VL zoning. Attorney Licht explained that they could seek a zoning change or a permitted use change in the zoning from the Town Board.

A motion was made by Mark Reeves, seconded by Dave Martin to table this application until next month so the Board can discuss it at the next zoning workshop on Thursday, Jan. 10 at 7:00pm. Members polled Breslawski aye, Hazen aye, Martin aye, Morey aye, Reeves aye, Tonery aye. Motion carried.

## **SITE PLAN SKETCH CONFERENCE**

### **HAMLIN PUBLIC LIBRARY**

### **1658 LAKE ROAD**

Howard Waltz and Maria Mazurek from Clark Patterson Lee were present representing the Hamlin Public Library seeking Site Plan Sketch Conference for a 60' x 99' proposed new Library building located at 1658 Lake Road. They explained that the Library is proposing a new building on the town property. It will be a pre fab building with wood frame and metal siding. Slab on grade and no basement. It will have a perimeter foundation. The main entrance will face the north. There will be an additional rear entrance. Parking lot will be to the east of the building. The existing sewer line runs to the east of the building. They have received the comments from the Engineer. They have discussed the drive thru comment with the Library Board and they have agreed to eliminate the book drop off which will allow the building to be pushed back further from the road reducing the front setback variance that is required.

Town Engineer J.P. Schepp stated that the Highway Superintendant has some concerns with the paved parking lot over the existing sewer line. Steve Baase stated that he objects to paving over the sewer line and telephone lines in the easement. He suggested moving the parking lot to the east.

Some discussion took place on the amount of space agreed to by the Town Board and the drop box location.

Building Inspector Chad Fabry stated that he had some accessibility concerns.

Attorney Licht stated that the location and plan needs to be agreed upon by the Town Board so an agreement can be discussed.

Peter Tonery questioned the land use discussion with the Town Board. He questioned if it was all one lot currently. It was explained that it is all one lot and that the parcel was purchased to be used for Library use.

Drawings of the proposed structure were shown. They are excited that there will be sidewalk access to the Library.

They will work on the Engineer's comments and relocating the parking lot and submit a revised plan to the Board by the deadline for next month's meeting. They have made application for a setback variance already.

**DISCUSSION**

Chairperson Linda Morey stated that she received a letter from the Supervisor regarding training cancellations. Members will have to reimburse the town for the cost of the training if they don't cancel and don't attend. Copies of the letter will be given to the Board members.

Chairperson Linda Morey thanked Heather Norman for everything she did for the Board as the Clerk. Heather stated that she has enjoyed working for the Board and will miss them.

Town Board Liaison Dave Rose stated that the Zoning Workshop is Thursday, Jan. 10, 2013 at 7:00pm.

**ADJOURNMENT**

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

Respectfully submitted,

Mary Ann Knapp  
Deputy Town Clerk

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, March 4, 2013 at 7:30pm. Deadline for all fees is **January 17, 2013** at 12:00 noon.**