

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

The regular scheduled meeting of the Hamlin Planning Board was called to order by 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 were explained for those present. Please turn off all cell phones and pagers.

Present: Judith Hazen, Steve Lauth, Dave Martin, Linda Morey, Mark Reeves, Peter Tonery, and Dave Wolfe. Also present: Chad Fabry Building Inspector, J.P. Schepp Town Engineer and Ed Evans Conservation Board Member. Ken Licht Town Attorney excused.  
Residents present: Ron Fey, Nick Kramer and Cindy Lutwiller.  
Applicants present: Nancy Spidle and William Chennell.

A motion to approve the September 3, 2013 minutes as submitted was made by Mark Reeves, seconded by Judith Hazen.  
Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye and Dave Wolfe aye. All in favor. Motion carried.

**Proof of Publication**

There were no applications for publication.

**PUBLIC HEARING**

There were no applications for Public Hearings this month.

**AGENDA**

**ROCKOW/BYRON MYLAR RE-SIGN**

**DUANE A. & CHERIE K. ROCKOW  
KIMBERLY S. BYRON  
3947 BRICK SCHOOLHOUSE ROAD, HAMLIN**

The re-signing of the Rockow/Byron Mylar by the Chairperson, Linda Morey due to the expiration of the filing deadline.

No representation attending. No changes stated on the Mylar, it is identical to the original.

Chad Fabry had no concerns.

Linda Morey asked if there any other concerns or comments. There were none.

A motion was made by Judith Hazen, seconded by Dave Martin that the Mylar for the Rockow/Byron Subdivision located at 3947 Brick Schoolhouse Road, Hamlin be re-signed due to the expiration of the filing deadline.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye.

## **AGENDA**

### **COMMERCIAL SITE PLAN APPROVAL**

**NANCY SPIDLE  
1486 LAKE ROAD, HAMLIN**

Application for Nancy Spidle seeking Commercial Site Plan Approval pursuant to Town Code§520-65 for a Second Hand Store Business to be named “Just Stuff” located at 1486 Lake Road, Hamlin “in a C-GB (Commercial/General Business) zoning district”.

William Chennell represented Nancy Spidle before the Board. Her intent is to open a used item store. It was stated that all items to be offered for sale will be secondhand, used and also from auctions. It will be collectables only, vintage toys, goods and tools. There will be no clothing, dish or glass ware. There will be no donations accepted. There may be bartering or trading. No pawn shop. There is one handicap parking spot in front of the building and one space in back of the building, that one is designated for a resident.

J.P. Schepp had no engineering concerns.

Chad Fabry had no issues with the retail operation. He asked if they were planning on purchasing anything from walk ins. They probably would like to but, they don’t want to get into stolen merchandise. He stated that as Fire Marshal, inspection on the structure is required every 2 years. He also added that there are no requirements for a handicap restroom.

The Conservation Board had no comments.

A motion was made by Dave Wolfe, seconded by Mark Reeves to grant “Commercial Site Plan Approval” Pursuant to Town Code§520-65 to Nancy Spidle for a Second Hand Store Business to be named “Just Stuff” located at 1486 Lake Road, Hamlin “in a C-GB (Commercial/General Business) zoning district”. Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey nay, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. Motion carried.

## **DISCUSSION**

There was no Town Board representative for a report.

Linda asked how the Board members wished to proceed with the code changes. Ken Licht could be asked to write a possible revision and then look at that before it then goes in to the Zoning Workshop. Mark Reeves suggested that every member of the Board should be compiling their own checklist of what items should be looked at when such applications come to the Board. All impacts should be looked at; is it high/low risk. It is agreed that a checklist would be beneficial to the process. All members agreed to share their ideas with Linda and she would pass them to Ken so he can begin drafting a working document to be looked at next month.

The Conservation Board had no new items.

## **ADJOURNMENT**

A motion was made by Dave Martin, seconded by Dave Wolfe to adjourn tonight's meeting. Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Tonery aye, and Dave Wolfe aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli  
Clerk to the Support Boards

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, November 4, 2013 at 7:30 pm. Deadline for applications and fees is October 22, 2013 at 12 noon.**