

**Hamlin Planning Board *Minutes***  
**Monday, March 3, 2014**  
7:30 p.m.

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

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

Also present: Keith O'Toole Planning Board Attorney, Chad Fabry Building Inspector, J.P. Schepp Town Engineer, Jeanine Klopp Conservation Advisory Board Member, and Jason Baxter Town Councilperson.

Resident representative present: Scott Hepler Ultimate Dock Systems, representing Mark Kronenberg and James Carpenter.

Residents present: Clayton Champion, John and Linda DeRue.

A motion was made by Peter Tonery, seconded by Judith Hazen to approve the February 3, 2014 meeting minutes as presented.

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

***Proof of Publication:***

The clerk read the Proof of Publication to those present.

**PUBLIC HEARING**

**PRELIMINARY SITE PLAN APPROVAL**  
**PRELIMINARY SUBDIVISION APPROVAL**

**JOHN AND LINDA DERUE**  
**317-325 REDMAN ROAD, HAMLIN**

Application for John and Linda DeRue for "Preliminary Site Plan Approval" pursuant to Town Code§520-65C(1) and for "Preliminary Subdivision Approval" pursuant to Town Code§520-66(B) for premises located at 317-325 Redman Road, Hamlin "in an R-VL zoning district".

Mr. DeRue represented himself before the ***Planning Board***.

Mr. DeRue gave a quick overview of the project. He and his wife have owned the property for 23 years. His property was originally 7 ½ acres and received a variance to split off a 2 ½ acre parcel so that he may build a new home.

J.P. Schepp had no engineering concerns but brought up the Grading Release Agreement between Mr. DeRue and Mr. Burch of Burch Farms. The agreement is for 100' on the property line to do any grading.

Chad Fabry had spoken to Mr. Burch and the access is to 100' to manipulate machinery but the grading is going to follow the contours indicated on the plan.

Jeanine Klopp had no comments from the ***Conservation Board***

Keith O'Toole had no comment

Linda asked the Board if they had any questions.

Chairperson, Linda Morey opened the **Public Hearing**.

She asked if there were any questions or comments from anyone present and to please state your name and address. There were no comments or questions presented.

Chairperson, Linda Morey closed the **Public Hearing**.

She asked the Board if there was anything else.

A motion was made by Dave Martin, seconded by Steve Lauth to grant John and Linda DeRue "Preliminary Site Plan Approval" and "Preliminary Subdivision Approval" pursuant to Town Code§520-65C(1) and Town Code§520-66(B) for premises located at 317 – 325 Redman Road, Hamlin "in and R-VL zoning district". This is a Type II Neg SEQR.

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.

A motion was made by Dave Martin, seconded by Dave Wolfe to grant John and Linda DeRue "Final Site Plan Approval" and "Final Subdivision Approval" pursuant to Town Code§520-65C(1) and Town Code§520-66B for premises located at 317-325 Redman Road, Hamlin "in and R-VL zoning district". Dave Martin asked John DeRue if the house would be finished before they placed another structure on the property. John assured the Board that there will not be another building/pole barn on the property.

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.

## **PUBLIC HEARING**

### **COMMERCIAL SITE PLAN APPROVAL**

**CLAYTON CHAMPION**

**412 HAMLIN CLARKSON TOWN LINE ROAD, HAMLIN**

Application for Clayton Champion representing the Hamlin Hornets for Commercial Site Plan Approval pursuant to Town Code§520-65(a) for a Games of Chance Business to be named Hamlin Bingo located at 412 Hamlin Clarkson Town Line Road, Hamlin "in a C-BG (Commercial/General Business) zoning district".

Clayton Champion represented himself before the **Planning Board**.

Mr.Champion gave an overview of proposed project. He represents the Hamlin Hornets and they are planning to open a Games of Chance Business to be named Hamlin Bingo located at 412 Hamlin Clarkson Town Line Road, Hamlin. They will use the funds generated for the Hamlin Hornets and also other Town organizations such as the Food Shelf. There will be no main deliveries. They also plan on holding meetings at the site. The plan is for Bingo to be held on Monday evenings.

J.P. Schepp had no engineering concerns. There is ample parking.

Chad Fabry had no comments.

Jeanine Klopp from the Conservation Advisory Board had no issues.

Keith O'Toole had no legal issues.

Chairperson, Linda Morey opened the *Public Hearing*.

She asked if there were any questions or comments from those present to please state their name and address.

There were no questions or comments.

Chairperson, Linda Morey closed the *Public Hearing*.

She asked the Board if there was anything else.

Dave Wolfe expressed a concern over the number of handicap spaces. He suggested 8 spaces with signs on poles at a height of 60" – 86". Chad stated that it is 5% of the available spaces should be handicap spaces. He also wanted to make sure that the volunteers were over 18, would wear badges, and they are a member of the organization. Mr. Champion stated yes.

A motion was made by Dave Wolfe, seconded by Judith Hazen to approve the application for Clayton Champion representing the Hamlin Hornets for Commercial Site Plan Approval pursuant to Town Code§520-65(a) for a Games of Chance Business to be named Hamlin Bingo located at 412 Hamlin Clarkson Town Line Road, Hamlin "in a C-GB (Commercial/General Business) zoning district". All handicap parking spaces will be visible and have labels.

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.

## **AGENDA**

### **CONSERVATION DEVELOPMENT PERMIT APPROVAL**

**MARK KRONENBERG  
7814 NEWCO DRIVE, HAMLIN**

Application for Mark Kronenberg seeking Conservation Development Permit Approval pursuant to Town Code§520-24 to repair the existing Breakwall with the original rocks that have fallen out of the existing breakwall structure located at premises 7814 Newco Drive, Hamlin "in an SR (Shoreline Residential) zoning district". Also seeking approval for the construction of an 8' x 80' permanent open pile dock at the same premises.

Mr. Scott Hepler of Ultimate Dock Systems represented Mr. Kronenberg before the Planning Board.

Mr. Helper stated that the homeowner proposes to construct an 8' x 80' permanent open pile dock at premises located at 7814 Newco Drive, Hamlin, and repair his breakwall. Mr. Hepler has completed many docks and breakwalls in the area. Dave Wolfe asked if the Army Corps of Engineers were contacted. Mr. Hepler replied yes. The DEC permit has been issued for the work described.

J.P.Schepp had no engineering concerns but stated that it was a nice application.

Chad Fabry had no comments.

Jeanine Klopp of the Conservation Advisory Board has no issues.

Keith O'Toole had no concerns.

Chairperson, Linda Morey asked the board for comments.

Steve Lauth asked if there were any other docks in the vicinity. Mr. Hepler responded that as far as he can remember there are no other docks in the area. It will be an open pile dock and not restrict water flow.

A motion was made by Steve Lauth, seconded by Peter Toney to approve a Conservation Development Permit for Mark Kronenberg pursuant to Town Code§520-24 to repair the existing breakwall using the original rocks

that have fallen out of the existing breakwall structure and to construct an 8' x 80' open pile dock at premises located at 7814 Newco Drive, Hamlin "in an SR (Shoreline Residential) zoning district". A DEC permit has been issued. It was also found it to be consistent with the policies of the LWRP.

Members polled" Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney aye, and Dave Wolfe aye. All in favor. Motion carried.

**AGENDA**

**CONSERVATION DEVELOPMENT PERMIT APPROVAL**

**JAMES CARPENTER  
7818 NEWCO DRIVE, HAMLIN**

Application for James Carpenter seeking Conservation Development Permit Approval pursuant to Town Code§520-24 to repair the existing breakwall with the original rocks that have come loose and are in the water at premises located at 7818 Newco Drive, Hamlin "in an SR (Shoreline Residential) zoning district". A DEC permit has been issued.

Mr. Scott Hepler of Ultimate Dock Systems represented Mr. Carpenter before the Planning Board.

Mr. Hepler stated that the homeowner wants 3 rocks that have fallen out of his breakwall and into the water replaced into the existing breakwall. A DEC permit has been issued for the work described. This application is not much different than the previous one before the Board tonight, with the exception of the dock. It was also found to be consistent with the policies of the LWRP.

J.P. Schepp had no comments.

Chad Fabry had no concerns.

Jeanine Klopp of the Conservation Advisory Board had no issues.

Keith O'Toole had no comments.

Chairperson, Linda Morey asked for any comments or concerns from the Board. There were no comments or concerns.

A motion was made by Mark Reeves, seconded by Judith Hazen to approve a Conservation Development Permit for James Carpenter pursuant to Town Code§520-24 to repair the existing breakwall with the original rocks that have come loose and are in the water at premises located at 7818 Newco Drive, Hamlin "in an SR (Shoreline Residential) zoning district". A DEC permit has been issued.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney, aye, and Dave Wolfe aye. All in favor. Motion carried.

**AGENDA**

**PRELIMINARY COMMERCIAL SITE PLAN APPROVAL  
LAKESHORE LUXURIES**

**PHILIP WEGMAN  
1675 LAKE ROAD, HAMLIN**

Application for Philip E. Wegman seeking “Preliminary Commercial Site Plan Approval” pursuant to Town Code§520-65 for a Small Engine Repair Business located in the back building of Lake Shore Luxuries Hardware Store located at 1675 Lake Road, Hamlin “in a C-GB (Commercial/General Business) zoning district”.

Mr. Wegman of Lake Shore Luxuries represented himself before the Planning Board.

Mr. Wegman would like to have a small engine repair business at the rear of the property in an existing detached barn behind the hardware store. There will be 1 – 2 employees that will park in the back and all others will park out front and traffic through the store. The delivery and pick up would be by appointment only. The patrons would have to stay in the hardware store for assistance and would not be allowed in the repair area. As a result of this business and the access to the rear area, the seasonal hot dog stand and farm stand may not be allowed because of safe ingress and egress. There is currently in house storage in the barn. It is not open to the public and there would be no leasing of space. The waste oil and gasoline are placed in 50 gallon drums and are picked up for disposal.

J.P. Schepp stated there are no site changes proposed.

Jeanine Klopp of the Conservation Advisory Board had no concerns.

Chad Fabry had no site plan and/or use issues. There are building code issues that will be dealt with if he receives approval. The rest rooms in the front store will be available for employees and patrons.

Steve Lauth asked if the building is modified. Mr. Wegman stated that it is open storage and he has and continues to address with Chad. There is an area for parts for employee access only.

Keith O’Toole had no comments.

Linda Morey asked if the one dumpster on premises would be sufficient. Mr. Wegman responded that another dumpster could be added if required. He does not generate a lot of trash at this point.

Peter Tonery stated that Mr. Wegman has been before this Board before. It was originally decided that there would be no activities/businesss in the barn. The Board was also told that Mr. Wegman was the owner of the produce stand. He stated that he is not the owner of the stand. Mr. Wegman lets the produce stand use his property. Chad stated in response to that query and subsequent answer, Phil never told me he was the owner. It was his agent, the store manager Doug who stated that.

A motion was made by Dave Wolfe, seconded by Steve Lauth to schedule a **Public Hearing** on April 7, 2014 for Philip E. Wegman for “Preliminary Commercial Site Plan Approval” pursuant to Town Code§520-65 for a small engine repair business located in the back barn at 1675 Lake Road, Hamlin “in a C-G (Commercial/General Business) zoning district”.

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.

## **DISCUSSION**

Chairperson, Linda Morey welcomed Keith O’Toole as the new Planning Board Attorney and we look forward to working with you and hope it will be a long association that we have together.

Town Councilperson, Jason Baxter reported on the **Town Board Meeting**.

The Zoning Workshop will be held on March 6, 2014. It will be in the Charlie Maier Lodge at 7:00 p.m.

The interviews for the applicants for the open positions on the Conservation Board will be held on March 13, 2014 at 7:00 p.m.

There will be a **Public Hearing** for a local law to change grievance day to the 4<sup>th</sup> Wednesday in May.

There was a special Town Board meeting on February 12<sup>th</sup> to appoint Keith O'Toole as the Attorney to the Planning Board for 2014.

The Dog Shelter will hold an open house on May 17, 2014.

The Wheel Fest will be held on June 7, 2014, the 1<sup>st</sup> Saturday of the month at the Fire Hall.

Jeanine Klopp mentioned that the Conservation Board is still working with a 4 member board, which will change soon.

Judith Hazen brought up the letter from Chris Wilcox concerning the gas tanks on the property. Should there be updated testing? Chad stated that it is in response to me starting action to either remove or decommission the tanks in an approved method. There is a purchase offer and both properties are part of the deal. The interested person wants to use both parcels and one set of the tanks. The Prince tanks are fiberglass and have a double containment layer. The Truelson tanks are 15 – 17 years old and if they are in good sandy soil they should last 50-60 years.

Steve Lauth had a concern on the Wegman application. Is there a restriction on the size of machinery that can be worked on at the site? Chad responded that it is a rural community and they could repair tractors there. Anything that is non motor vehicle has the same classification. Linda Morey commented that the shop is on the north side of the building and is open in the south side.

Dave Wolfe had a comment on the Prince Gas Station. He has seen the door open and a car on the hoist. Chad responded that if there is automobile repair being done, it is the same use as before.

## **ADJOURNMENT**

A motion was made to adjourn tonight's meeting by Mark Reeves, seconded by Dave Wolfe barring no further business.

Members polled: Judith Hazen aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Peter Toney 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 Town of Hamlin Planning Board will be held at the Hamlin Town Hall on Monday, April 7, 2014 at 7:30 p.m. The deadline for all applications and fees is Wednesday, March 19, 2014.**

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