

**Hamlin Planning Board *Minutes***  
**Monday, May 5, 2104**  
 7:30 p.m.

The regular scheduled meeting of the **Hamlin Planning Board** was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson, Linda Morey at 7:30 p.m. with the locations of the fire exits and AED explained for those present. It was asked that all pagers and cell phones be turned off.

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

Also present: Keith O'Toole Planning Board Attorney, Chad Fabry Building Inspector, Steve Baase Highway Superintendent, Dave Rose Town Councilperson, Jeanine Klopp Conservation Advisory Board member, and JP Schepp Town Engineer.

Resident representatives present: Rich Maier DDS, and John Sciarabba LandTech.

Residents present: James Beehler, Robert Black, Dennis A. Howe, Jeromy Spencer, Cindy Lutwiller, Jeff Partyka, Mr. & Mrs. Pearson, Dean Brightly and Betsy Heberle.

A motion was made by Judith Hazen, seconded by Dave Wolfe to approve the April 7, 2014 meeting minutes as presented with corrections.

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

A motion was made by Mark Reeves, seconded by Peter Tonery to repeal the previous motion for "Final" Site Plan Approval for Robert J. Black for Country Creek Estates Phase III located at 1159 Hamlin Parma Town Line Road, Hilton.

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

***Proof of Publication***

The clerk read the **Proof of Publication** aloud to those present.

**PUBLIC HEARING**

**"PRELIMINARY & FINAL"  
SINGLE LOT SUBDIVISION APPROVAL**

**DENNIS & KAREN HOWE  
2728 CHURCH ROAD, HAMLIN**

Application for Denis and Karen Howe for "Preliminary and Final" Single Lot Subdivision Approval for Moon Dance Subdivision pursuant to Town Code§520-66J(2) for premises located at 2728 Church Road, Hamlin "in and R-VL (Residential/Very Low Density) zoning district". They have already received approval from the Zoning Board for various variances.

John Sciarabba from LandTech represented Mr. & Mrs. Howe before the Board.

The owners want to sell their property and relocate out west. The total acreage is approx. 52 acres. They plan to sell the tillable portion to a local farmer and sell the remaining land with the house which is just less than 7

acres as a residential home. They have been to the Zoning Board and have received the variances for the pond, shed, and house.

JP Schepp stated that all of the issues were all resolved in January.

Attorney O’Toole had no comments

Chad Fabry had no concerns

Jeanine Klopp of the Conservation Advisory Board had no issues.

Chairperson Linda Morey opened the Public Hearing. She asked that anyone speaking to give their full name and address.

Resident, Margaret Pearson, asked about the dog kennel runs. She stated that they were very close to her property line. The Howe’s did not renew their Special Use Permit this year to use the kennel or runs. Mr. Howe will remove the runs.

Chairperson Linda Morey closed the Public Hearing.

A motion was made by Peter Tonery, seconded by Steve Lauth to grant approval to Dennis & Karen Howe for “Preliminary” Single Lot Subdivision pursuant to Town Code§520-66J(2) for premises located at 2728 Church Road, Hamlin “in an R-VL (Residential/Very Low Density) zoning district” conditional on the removal of the dog runs. This is a Negative SEQR.

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

A motion was made by Peter Tonery, seconded by Steve Lauth to grant approval to Dennis and Karen Howe for “Final” Single Lot Subdivision pursuant to Town Code§520-66J(2) for premises located at 2728 Church Road, Hamlin “in an R-VL (Residential/Very Low Density) zoning district” with the same conditions as the previous motion.

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

**PUBLIC HEARING**

**MULTIPLE LOT  
SITE PLAN AND SUBDIVISION APPROVAL**

**ROBERT J. BLACK  
1159 HAMLIN PARMA T.L. ROAD, HILTON**

Application for Robert J. Black for “ Final” Multiple Lot Site Plan and Subdivision Approval pursuant to Town Code§520-65(C)(1) for premises located at 1159 Hamlin Parma Town Line Road, Hilton to be named Country Creek Estates Phase III “in an R-M (Residential/Medium Density) zoning district”.

John Sciarabba of LandTech represented Mr. Black before the Board.

An overview of the project was presented. The road will be extended to accommodate the Phase III section of the development which consists of 9 lots. All utilities will be extended to the end of the road which will end as a cul de sac to a hammerhead turnaround. No other changes at this time.

J.P. Schepp commented that there were ½ dozen minor comments which have been addressed and will on the final Mylar.

Town Attorney Keith O’Toole asked they wanted to reserve the ability to breakdown into subdivision plus section A and section B.

Chad Fabry had no issues.

Conservation Board had no comments.

Highway had no issues.

Chairperson Linda Morey opened the Public Hearing. She asked that anyone speaking to state their full name and address.

There were no comments.

Chairperson Linda Morey closed the Public Hearing.

A motion was made by Judith Hazen, seconded by Dave Wolfe to grant the application for Robert Black for “Final Site Plan and Subdivision Approval” pursuant to Town Code§520-65(C)(1) for premises locate at 1159 Hamlin Parma Town Line Road, Hilton to be named Country Creek Estates Phase III “in an R-M (Residential /Medium Density) zoning district with the condition that it may be developed in 2 stages, Section A & section B with typical lighting spacing and subject to Subdivision plan as approved by engineer. It is a Negative unlisted SEQR.

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

**AGENDA**  
**SINGLE LOT SUBDIVISION**

**NICHOLAS & JAMES BRESLAWSKI**  
**1534 NORTH HAMLIN ROAD, HAMLIN**

Application for Nicholas and James Breslawski seeking “Preliminary & Final” Single Lot Subdivision Approval for North Hamlin Subdivision pursuant to Town Code§520-66J(2) for premises located at 1534 North Hamlin Road, Hamlin “ in an R-VL(Residential/Very Low Density) zoning district”.

Rich Maier represented Nicholas and James Breslawski before the Board.

The applicants want to subdivide the current house and garage from existing 250 acres of farm land. The intent of moving the lot line is so that they may sell the house. A design of easements will be needed to be shown.

Conservation Advisory Board had no issues.

Chad Fabry, Building Inspector had no comments.

A motion was made by Steve Lauth, seconded by Dave Wolfe, to send the applicants to the Zoning Board of Appeals for appropriate variances.

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

### **SKETCH CONFERENCE**

#### **DRAKE ROAD & ROOSEVELT HIGHWAY**

**JOSEPH BRIGHTLY**

Application for Joe Brightly for Sketch Conference pursuant to Town Code §520-65B(1) for premises located at the intersection of the south west corner of Drake Road and Roosevelt Highway, Hamlin “in an R-L (Residential/Medium Density) zoning district”.

John Sciarabba represented Joe Brightly before the Board.

This meeting is how to achieve the goals of the applicant. They have operated a farm stand on the property for about 3 years. They want to erect a building to be used in the following three phases of development.

Phase I – Sold goods out of wagons

Phase II – Sell out of the building and store goods for sale.

Phase III – Install kitchen to produce baked goods and such. Install restrooms for employees and patrons.

The proposed building is 40' x 40'. There will be a leach field. It will not need re-zoning as it is an allowed use. It was asked if there was a design for the dumpster location and enclosure. The parking lot plan now shows 10 spaces but there is room for expansion at a later date if needed. This would need a special permit. The applicant will have to submit a letter of intent to include a more precise description of what the outdoor sales would consist of.

Liz Heberle commented on the selling of produce. There would be added value to the produce by selling retail. It is anticipated that when the kitchen is installed that there would also be baked goods such as pies, along with jams and jellies available for sale.

Steve Baase stated he would like to see a traffic study done as that intersection is a high accident area. It would be a good idea to have the Monroe County inspector look at the intersection and the project. The stand may be an illegal use of a driveway from Monroe County.

John Sciarabba asked if the county DRC comments can stand.

Steve Lauth asked if there was any chance for no retail sales.

John Sciarabba replied that it should be left up to Monroe County to review in a formal matter. He also asked if we could hold off until May 21, 2014 for the real plan.

Dave Wolfe stated that there is a DOT permit for a driveway from 2-3 years ago. Is that where it is now on the plan?

Peter Tonery also brought up the issues to Steve Baase of visual impact, vegetative buffering and signage.

Linda Morey asked for any other feedback. Linda also asked Board members if they wanted to have a Traffic Study and all agreed. They asked Mr. Sciarabba to add that to his plan.

John Sciarabba stated that the new plan would show the driveway location, the building, and any grade changes. The building going up would be the 1<sup>st</sup> phase. To help absorb costs there might be a need for increased parking.

Ag items for sale would be against the building. There might be a you-pick with raspberries, blueberries, etc. The parking spaces are a concern for the anticipated sales of phase III.

The applicants will be back after all requests have been met and discussed for Preliminary Commercial Site Plan Approval.

### **DISCUSSION**

Dave Rose, Town Councilperson stated there was nothing new from the Town to report.

Dave Wolfe asked if there was any input from the Board members to change the meeting times from 7:30 p.m. to 7:00 p.m. It was decided that the item would be discussed at the next meeting.

### **ADJOURNMENT**

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

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey aye, Mark Reeves aye, Judith Hazen 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 at the Hamlin Town Hall on Monday, June 2, 2014 at 7:30 p.m. The deadline for all applications and fees is Wednesday, May 21, 2014 at 12 noon.**

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