

Hamlin Planning Board *Minutes*
Monday, November 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 the AED were explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

Members present: Steve Lauth, Peter Tonery, Dave Martin, Linda Morey, Judith Hazen, and Dave Wolfe.
 (Vacancy)

Also present: Merritt Ackles and John DeRue Conservation Advisory Members, Keith O'Toole Planning Board Attorney, J.P. Schepp Town Engineer, Cheryl Pacelli Building Inspector, and Dave Markle.

Resident representatives present: Dave Matt Schultz Assoc., Rich Maier Surveyor.

Residents present: George W. Bott, Linda DeRue, Jeff & Lora Partyka, and Cindy Lutwiller.

A motion was made by Judith Hazen, seconded by Dave Martin to approve the October 6, 2014 meeting minutes with a correction.

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

AGENDA

MYLAR RESIGNING

**CRAIG MURPHY
 505 COOK ROAD, HAMLIN**

Mylar requires re-signing by the Planning Board Chairperson as data from previous plan was not deleted for the new plan. There were no other changes to the current plan.

Peter Tonery stated that it was just an error.

J.P. Schepp, Town Engineer, had no comments.

Attorney O'Toole had no legal issues.

A motion was made by Peter Tonery, seconded by Dave Martin to re-sign the amended Mylar for 505 Cook Road, Hamlin.

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

AGENDA

COMMERCIAL SITE PLAN

**JEFF & LORA PARTYKA
 1700 LAKE ROAD, HAMLIN**

Application for Jeff & Lora Partyka for Commercial Site Plan Approval pursuant to Town Code§520-19A(2)(u) for a restaurant that will serve breakfast and lunch and ice cream along with farm fresh produce to be located at 1700 Lake Road, Hamlin.

Dave Matt of Schultz Assoc. P.C. represented the applicants before the Board.

He gave an overview of their proposed plans for a diner to be located at 1700 Lake Road, Hamlin. They plan on serving breakfast and lunch and sell their own produce outside against the building under a proposed awning.

There were discussion about the parking spaces, the buffer between the commercial site and the neighboring residential home to the east, the placement of the dumpster, and the outdoor lighting. These items will be addressed in time for the next meeting.

A motion was made by Steve Lauth, seconded by Peter Tonery to schedule a Public Hearing on December 1, 2014 at 7:30 p.m. for the application of Jeff & Lora Partyka for a restaurant that will serve breakfast & lunch along with farm fresh produce to be located at 1700 Lake Road, Hamlin in a “C/GB(Commercial/General Business) zoning district”.

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

AGENDA

SINGLE LOT SUBDIVISION

**RAYNAULD OEHLBECK
1390 REDMAN ROAD, HAMLIN**

Application for Raynauld Oehlbeck for “Preliminary & Final” Single Lot Subdivision Approval pursuant to Town Code§520-66J(1) to subdivide a 2.121 acre parcel off a 76.162 acre parcel that includes an existing house located at 1390 Redman Road, Hamlin in an “R-VL(Residential/Very Low Density zoning district”.

Rich Maier represented the applicant before the board.

The proposed plan is to subdivide off a 2.121 acre parcel that includes an existing house to sell the parcel to a relative. Mr. King’s comment was that at all possible AG should be preserved. J.P. Schepp, Town Engineer, had no comments and that there is no stream impact. Conservation had no concerns.

A motion was made by Steve Lauth, seconded by Peter Tonery to schedule a Public Hearing on December 1, 2014 at 7:30 p.m. for the application for Raynauld Oehlbeck for “Preliminary & Final” Single Lot Subdivision Approval pursuant to Town Code§520-66J(1) to subdivide a 2.121 acre parcel off a 76.162 acre parcel that includes an existing house located at 1390 Redman Road, Hamlin in an “R-VL(Residential/Very Low Density) zoning district”.

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

AGENDA

REVISED SITE PLAN APPROVAL

**PEOWN SUBDIVISION
816 HAMLIN CENTER ROAD, HAMLIN**

Application for Peter Yackel for “Preliminary & Final” Revised Site Plan Approval pursuant to Town Code§520-65 to revise the site of the proposed house to be located at 816 Hamlin Center Road, Hamlin in an “R-L(Residential/Low Density) zoning district”.

Rich Maier represented the applicant before the board.

This site plan was approved in 2002. They propose to build the “garage’ and live in it while the house is being built. It will need new approval for the septic system and Monroe County approval for the sewer. There are concerns on the issue of two buildings on one lot.

A motion was made by Steve Lauth, seconded by Peter Tonery to table the application for Peter Yackel until December 1, 2014 so the applicant can come to the board with a new revised site plan. Members polled: Steve Lauth aye, Peter Tonery aye, Dave martin aye, Linda Morey aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING
SITE PLAN MODIFICATION

DAVID MARKLE
1422 LAKE ROAD WEST FORK, HAMLIN

Application for David Markle seeking “Preliminary & Final” Site Plan modification pursuant to Town Code§520-65(5)(b) to add a recycling compartment to the property located at 1422 lake Road West Fork, Hamlin in a “C-GB(Commercial/General Business) zoning district”.

Mr. Markle represented himself before the Board.

Mr. Markle came before the Board earlier for a site plan for a Bottle & Can Redemption Center business. He has since that time added a non-conforming 8 foot x 40 foot container to the north side of the property where he stores his redemption cans & bottles for pick up.

It was decided that Mr. Markle would move the container 1 ½’ to the North so that the side setback would be the required 10’ from any building. He will move the container back 4’ from the front foundation line to accommodate a fence. A 6’ stockade fence will be installed in front of the container with a center gate that opens out to the parking lot.

Chairperson, Linda Morey opened the *Public Hearing*.

It was asked that anyone wishes to speak to stand and state their name and address for the board. There were no comments or concerns from those present.

Chairperson, Linda Morey closed the *Public Hearing*.

A motion was made by Dave Wolfe, seconded by Judith Hazen to approve the application for “Preliminary” Site Plan Modification pursuant to Town Code§520-65(5)(b) to add a recycling container at 1422 Lake Road West Fork, Hamlin in a “C-CB(Commercial/General Business) zoning district” with the following conditions: A 6 foot high stockade fence be installed in front of the 8 foot x 40 foot long container but behind the front foundation of the building. With a 4 foot front setback and a 10 foot side setback from the building, and a 4 foot run of fence on the north side of the container.

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

A motion was made by Dave Wolfe, seconded by Judith Hazen to approve the application for “Final” Site Plan Modification pursuant to Town Code§520-65(5)(b) to add a recycling container at 1422 Lake Road West Fork, Hamlin in a “C-CB(Commercial/General Business) zoning district” with the following conditions:

A 6 foot high stockade fence be installed in front of the 8 foot x 40 foot long container but behind the front foundation of the building. With a 4 foot front setback and a 10 foot side setback from the building, and a 4 foot run of fence on the north side of the container.

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

DISCUSSION

A motion was made by Peter Tonery, seconded by Steve Lauth to support the Final Decision letters to be sent to residents after their approval by the Planning Board.

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

Dave Rose reported on the Town Board. There will be a budget hearing at 6:00 p.m. and a Public hearing for the combination of lots via courtesy merges from the Assessor's office. The budget this year is very tight. Costs are up with no growth. The letters of intent for the position open on the Planning Board need to be in by December 14, 2014.

Peter Tonery suggested that a workshop be held on the subject of living on a property while building the house.

A workshop date was set for Monday, November 17, 2014 at 5:30 p.m. in the Town Board room.

Merritt Ackles of the Conservation Board discussed the conservation overlay requirements.

ADJOURNMENT

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

Members polled: Steve Lauth aye, Peter Tonery aye, Dave Martin aye, Linda Morey 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 located at 1658 Lake Road, Hamlin on Monday, December 1, 2014 at 7:30 p.m. The deadline for all applications is Wednesday, November 19, 2014 at 12 noon.