

Hamlin Planning Board *Minutes*  
**Monday, March 2, 2015**  
 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.

Introduction and welcome to newest Board member Linda DeRue.

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

Also present: Town Councilperson Jennifer Goodrich, Town Fire Marshal Tom Maier, and Conservation Board member Jeanine Klopp.

Resident representatives present: Dave Strabel

Residents present: Cindy Lutwiller, John DeRue, John Lee, Dean Keyes (sp) Bud Lester, Karen Lester, and Jim Guion.

A motion was made by Peter Tonery, seconded by Dave Martin to approve the February 2, 2015 meeting minutes as submitted.

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

*The clerk read the Proof of Publication.*

**PUBLIC HEARING**  
**SITE PLAN APPROVAL**

**BUD HENDERSHOT INC.**  
**451 HUFFER ROAD, HILTON**

Application for Bud Hendershot, Inc. seeking “Preliminary & Final” Single Lot Subdivision Approval pursuant to Town Code§520-66(J)1 for the 1250 Roosevelt Highway Subdivision located at 1250 & 1300 Roosevelt Highway in an “R-VL (Residential/ Very Low Density) zoning district”. It is a subdivision of 2 agricultural parcels with no development proposed.

John Lee represented the applicant before the Board. Nothing has changed since the last meeting.

Chairperson Linda Morey opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments or concerns from those present.

Chairperson Linda Morey closed the Public Hearing.

Attorney O’Toole stated that the easement location should be shown on the map.

Conservation Advisory Board member Jeanine Klopp had no concerns.

Building Inspector Cheryl Pacelli had no concerns.

A motion was made by Steve Lauth, seconded by Judith Hazen to *grant* the application for Bud Hendershot, Inc. seeking “**Preliminary**” **Single Lot Subdivision Approval** pursuant to Town Code§520-66(J)1 for the

1250 Roosevelt Highway Subdivision located at 1250 & 1300 Roosevelt Highway in an “R-VL (Residential/ Very Low Density) zoning district”. It is a subdivision of 2 agricultural parcels with no development proposed. The signed application, Short EAF, AG Data, Monroe County comments have been received. This is a Type II Neg SEQR. The revised plan will be submitted with the easement shown.

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

A motion was made by Steve Lauth, seconded by Linda DeRue to *grant* the application for Bud Hendershot, Inc. seeking “**Final**” **Single Lot Subdivision Approval** pursuant to Town Code§520-66(J)1 for the 1250 Roosevelt Highway Subdivision located at 1250 & 1300 Roosevelt Highway in an “R-VL (Residential/ Very Low Density) zoning district”. It is a subdivision of 2 agricultural parcels with no development proposed. The signed application, Short EAF, AG Data, Monroe County comments have been received. This is a Type II Neg SEQR. The revised plan will be submitted with the easement shown.

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

**PUBLIC HEARING**  
**SITE PLAN APPROVAL**

**CHRIS BARNETT/JUDI LESTER**  
**6056 COLUMBIA STREET, HASLETT, MI**

Application of David Strabel; Property owners: Chris Barnett/Judie Lester; for Site Plan Approval to reconstruct existing cottage located at 9560 Beachwood Park, Hamlin in an S/R zone. Tax Account# 001.16-3-4. The applicant has received the following variances from the ZBA: Town Code§520-21-C-(2)(a) for minimum rear setback of 13’ where the code requires 35’; Town Code§520-21-C-(2)(c) for a minimum front setback of 25’ where the code requires 35’; and Town Code§520-21-C(5) for maximum lot coverage with impervious surface of 26% (which includes the deck) where the code requires 15%. The following variances were determined to be not required; Town Code§520-21-C-1-A for minimum lot size; Town Code§520-21-C-1-3 for minimum lot width; Town Code§520-21-C-2-3 for side yard setback; and Town Code§520-21-C-3 for minimum building size.

Dave Strabel represented the applicants before the Board. He reviewed the project from last month. This will be a seasonal cottage and the basement will be replaced with a crawl space.

Attorney O’Toole had no legal issues.

Conservation Advisory Board member Jeanine Klopp had no comments.

Chairperson Linda Morey opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

There were no comments or concerns from those present.

Chairperson Linda Morey closed the Public Hearing.

A motion was made by Peter Tonery, seconded by Judith Hazen to *grant* “**Final**” **Site Plan Approval** for the application of David Strabel; Property owners: Chris Barnett/Judie Lester; for Site Plan Approval to reconstruct existing cottage located at 9560 Beachwood Park, Hamlin in an S/R zone. Tax Account# 001.16-3-4. All required variances have been granted by the Zoning Board of Appeals. The signed application, Owner/Applicant authorization, Short EAF, Site Plan Checklist, LWRP comments, Site Plan, & neighbor letters have been received. This is a Type II Neg SEQR. The **Conservation Corridor Development Permit** has been *granted*.

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

**AGENDA**

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**BOB & LINDA BELAVICH**

**5886 WEST WAUTOMA BEACH ROAD, HAMLIN**

Application for Bob & Linda Belavich, owners; seeking a Conservation Corridor Development Permit Pursuant to Town Code§520-24 C(1) to add a 13’ x 7’ mudroom extension for property located at 5886 West Wautoma Beach Road, Hamlin in a “S/R” zone. Tax Account # 008.15-1-14. This application has received all variances requested from the Zoning Board and has been deemed consistent with the policies of the LWRP.

James Guion represented the applicants before the Board. Required variances have been granted from the Zoning Board of Appeals. The plan has not changed since the last meeting. Fire apparatus access has been confirmed by the Fire Marshal.

A motion was made by Judith Hazen, seconded by Steve Lauth to *grant* the application for Bob & Linda Belavich, owners; seeking a **Conservation Corridor Development Permit** Pursuant to Town Code§520-24 C(1) to add a 13’ x 7’ mudroom extension for property located at 5886 West Wautoma Beach Road, Hamlin in a “S/R” zone. Tax Account # 008.15-1-14. This application has received all variances requested from the Zoning Board and has been deemed consistent with the policies of the LWRP. This is a Type II Neg SEQR. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Peter Tonery aye, Judith Hazen aye, and Dave Wolfe aye. All in Favor. Motion carried.

**AGENDA**

**COMMERCIAL SITE PLAN**

**JEFFREY WHITE**

**SWEDEN WALKER ROAD, BROCKPORT**

Application for Jeffrey White; owner; John Prince; seeking Commercial Site Plan Approval for an automobile repair business named Chips Auto located at 1712 Lake Road, Hamlin in a C/GB zone. Tax Account# 021.03-3-1.

The applicant and /or representation did not appear before the Board. The applicant will need to provide the Board with an Engineered Site Plan of the proposed project.

A motion was made by Peter Tonery, seconded by Steve Lauth to *table* the application for Jeffrey White; owner; John Prince; seeking **Commercial Site Plan Approval** for an automobile repair business named Chips Auto located at 1712 Lake Road, Hamlin in a C/GB zone; Tax Account# 021.03-3-1; until the April 6, 2015 Planning Board meeting where the applicant will provide the Board with an Engineered Site plan. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Linda Morey aye, Peter Tonery aye, Judith Hazen aye, and Dave Wolfe aye. All in favor. Motion carried.

**DISCUSSION**

Town Councilperson Jennifer Goodrich reported that there were Three (3) Public Hearings held at the February 25, 2015 Town Board meeting.

- Eliminate the Harboring of Dogs Permit.
- Change the language of the side setback requirements in the Zoning Code.
- Clarify the definition of “Dwelling” in the Zoning Code.

All three (3) were approved and sent to the State for final approval.

**ADJOURNMENT**

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

Members polled: Linda DeRue aye, 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, April 6, 2015 at 7:30 p.m. The deadline for all applications is Tuesday, March 17, 2015 at 12 noon.

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