

Hamlin Planning Board *Minutes*
Monday, June 1, 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.

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

Also present: Conservation Advisory Board Member Jeanine Klopp

Resident representatives present: David Matt of Schultz Associates, Richard Maier of Maier Surveying

Residents present: Daniel Gaesser, Kevin Geer, Kim Hawkins, Margaret Pearson, Richard & Jill Charge, Jennifer Fedele.

A motion was made by Dave Martin, seconded by Linda DeRue to approve the May 4, 2015 meeting minutes as submitted.

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

Proof of Publication

The clerk read the proof of publication to those present.

PUBLIC HEARING

SPECIAL USE PERMIT

**JENNIFER FEDELE & SUSAN O'KELLEY
2728 CHURCH ROAD**

Application of Jennifer Fedele and Susan O'Kelley; owners; Jennifer Fedele and Susan O'Kelley; for Special Use Permit for a dog kennel/boarding facility to be located at 2728 Church Road in an R-VL zone. Tax Account# 012.40-1-17-11.

David Matt represented the applicant before the board. He gave an overview of the proposal to those present. Nothing has changed since last month when the business plan was submitted.

J.P. Schepp Town Engineer had no engineering concerns.

Conservation Advisory Board Member Jeanine Klopp had no issues.

Attorney O'Toole had no legal concerns other than a recommendation that the board should be specific with the conditions such as hours of operation and so on.

Chairperson Linda Morey opened the Public Hearing.

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

Margaret Pearson of 2718 Church Road. She has concerns about runs added to the east side of the property. There will be no runs on the east side of the building. She also has noise level concerns; especially during the holidays and summers. The owner will do everything in their power to control the noise level.

Richard & Jill Charge of 2708 Church Road. She has the same noise issue with the dogs. The owner will add more buffering for noise control.

Planning Board Member Peter Tonery suggested that the neighbors be provided with a copy of the Business Plan submitted to the town.

Kevin Geer of 2770 Church Road. He wanted to know if there were going to be added fences along the east side for noise control.

Building Inspector Cheryl Pacelli asked for added buffering on the east side property line.

Chairperson Linda Morey closed the Public Hearing.

A motion was made by Dave Wolfe, seconded by Steve Lauth to grant the SUP application of Jennifer Fedele and Susan O'Kelley; owners; Jennifer Fedele and Susan O'Kelley; for Special Use Permit for a dog kennel/boarding facility to be located at 2728 Church Road in an R-VL zone. Tax Account# 012.40-1-17-11. A revised site plan has been submitted. To be approved with the following stipulations:

1. Park Your Paws will be a full service boarding facility. Length of stay will average 1-2 weeks depending on customer requirements. There will be shorter stays based on your business plan. This is not a rescue dog facility.
2. Current owners – 2 employees; yourself and Susan O'Kelly. Both live on the property. As the business grows we will reassess the need for additional hires and also require that you come back for any additional items for a revised SUP. There will be a maximum 15 dogs.
3. Drop off and pick up is on Monday – Saturday 7 a.m. – 7 p.m... Sundays will be by appointment only.
4. This will average 2-4 people depending on boarding pick-up/drop off.
5. There is a long circular driveway making it easy for pick-ups/drop-offs.
6. All deliveries will be made by the US Postal service
7. They will be required to meet all state requirements and will be inspected per state guidelines. Also, to be open for the Hamlin Dog Control Officer for inspections at any time.
8. Kennel will have smoke and working carbon monoxide detectors installed throughout the kennel. Additionally there will be Fire extinguishers available and easily accessible.
9. Kennels will have deadbolts front & back doors. There will also be a security system installed with cameras. Security system will be attached to a current stable land line for monitoring. Alerts and monitoring will also be available through Wi-Fi on both computer and smart phone.
10. All solid waste will be collected and disposed of in a sanitary manner. They plan to use Waste Management and they pick up on a weekly basis. All on site open storage and composting of animal waste is strictly prohibited. An animal waste and disposal plan is required.
11. A sink area with hot & cold water will be available for providing fresh water daily, as well as washing and sanitizing bowls.
12. There will be pest controls to eliminate all rodents and insects.
13. All boarded dogs to have all vaccinations.
14. The building is properly ventilated for comfort and prevention of drafts and moisture. The facility will have screened windows on the front and back of the building for cross ventilation. There will also be 6 ceiling fans installed and spaced out over the entire facility to help with cross ventilation and air circulation.

15. The facility will be properly insulated and heating using gas during the winter and a window air conditioning unit to keep it cool in the summertime.
16. Indoor lighting will be uniform and mellow. This type of lighting provides adequate light for cleaning, routine assessment of dogs/premises and to insure safe working conditions without being too harsh. There is a good combination of natural lighting in the kennel.
17. Each kennel run slants slightly down towards the drain for help in waste removal and cleaning.
18. Also, the facility has quite a bit of insulation to help with noise containment but they also plan to put up a stockade fence and also use natural noise barriers (fast growing trees, hedges, etc.) to assist in this. They want to assure that they are minimizing noise levels to the best of our ability so as to not be a nuisance. There will also be a stockade fence running east to west.
19. There will be liability insurance on record with the building inspector. That will be required to be re-issued upon renewal of your SUP.
20. All animals must be kept in separate crates or cages within an enclosed building within the hours of 10 p.m. & 6:30 a.m.
21. Have an emergency preparedness plan on file with the building inspector.

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

**MYLAR RE-SIGNING
GUY SUBDIVISION**

**KIMBERLY HAWKINS & HOWARD HUNTLEY
247 HAVILAND PARK**

Mylar requires re-signing by the Planning Board Chairperson as the filing date to the County has expired. A single family home is proposed to be located at 400 Walker Road in an R-VL zone. Tax account# 022.04-2-22.127.

Kim Hawkins represented herself before the board.

J.P. Schepp stated that the only thing that has changed since we approved it in 2006 we did post revised development regulations and in those regulations we had a set of standard plan notes. They need to be added on the new revised plan; to show the shift of the house configuration.

Conservation Advisory Board Jeanine Klopp had no concerns.

Attorney O’Toole had no legal comments.

A motion was made by Peter Tonery, seconded by Dave Wolfe to approve the Mylar resigning for the Guy Subdivision for Kimberly Hawkins & Howard Huntley at 27 Haviland Park. Tax account# 022.04-2-22.127 at 400 Walker Road in an R-VL zone. With the provision that the plan should include the Town of Hamlin standard plan notes included in the 2008 development regulation.

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

SINGLE LOT SUBDIVISION

**ESTATE OF WALTER G. GAESSER
GAESSER SUBDIVISION 579 MORTON ROAD**

Application of the Estate of Walter G. Gaesser; owners: Estate of Walter G. Gaesser; for “Preliminary & Final” Single Lot Subdivision located at 579 Morton Road in an R-L zone. Tax account# 011.04-1-17.

Richard Maier of Maier Surveying represented the applicant before the board. The plan is to separate the house and the barn from the main property which is presently being farmed. There were a few changes to be made which will be reflected in the revised plans to be submitted for the next meeting. No front setback variance or lot size variance will be required. It is not in the AG district.

J.P. Schepp no further concerns.

Conservation Advisory Board Jeanine Klopp brought up a discrepancy of the stated zoning district which had already been corrected.

Building Inspector Cheryl Pacelli had no comments.

Attorney O'Toole added that the width of the reserve access to lot #2; the right of way should be equal to a town road whatever that happens to be in the design standards.

J.P. Schepp responded that would be 60' if they ever wanted road construction.

A motion was made by Dave Martin seconded by Steve Lauth to schedule a Public Hearing on July 6, 2015 at 7:30 p.m. for the application of the Estate of Walter G. Gaesser; owners: Estate of Walter G. Gaesser; for "Preliminary & Final" Single Lot Subdivision located at 579 Morton Road in an R-L zone. Tax account# 011.04-1-17. Application has been given and site plan shown and site plan checklist has been submitted. County comments have been submitted.

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

SINGLE LOT SUBDIVISION

**ANDREW & MARK GREENWELL
336 CHURCH ROAD**

Application of Mark & Andrew Greenwell; owner; Mark D. Greenwell; for "Preliminary & Final" Single Lot Subdivision located at 336 Church Road in an R-VL zone. Tax account#015.03-1-3.

Richard Maier represented the applicants before the board. The applicants are seeking to subdivide the house from the farm land. All variances needed have been granted. County comments and the AG statement have been sent to the county.

J.P. Schepp stated that the issues he had were already addressed.

Conservation Advisory Board Jeanine Klopp had no comments.

Attorney O'Toole brought up the code that states 190' for acceptable "perks". Further discussion of who determines if they are acceptable. The Monroe County Health Department may be the division that requires the 190' with public water with acceptable perks. The applicants will need to get further information before the Public Hearing.

A motion was made by Dave Wolfe seconded by Judy Hazen to schedule a Public Hearing on July 6, 2015 at 7:30 p.m. for the application of Mark & Andrew Greenwell; owner; Mark D. Greenwell; for "Preliminary & Final" Single Lot Subdivision located at 336 Church Road in an R-VL zone. Tax account#015.03-1-3.

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 Dave Rose reported that the board should have received the kennel/boarding language drafted by the Town Board. Peter Tonery commented that liability coverage might be added to the language. The last Zoning Board Workshop for the season will be on June 25, 2015 at 7:00 p.m. Judith Hazen asked what was happening with the garage on the corner. The owner of the business is scheduled to appear before the board on July 6, 2015 for a commercial site plan approval. Peter Tonery asked about the bottle guy. Cheryl Pacelli responded that a letter was just sent out reminding him of the planning board decision that he install a fence in front of the recycling container. Judith Hazen also asked about the gas tanks at Bob's grocery. They are still classified as temporary out of order/use by the DEC. Steve Lauth asked about the playground installed at the Brightly Farm Market. They are scheduled to come in for a site plan modification. There was discussion about the amount & size of such equipment. Cheryl Pacelli stated that she sees the playground as a non-permanent structure, it is a moveable structure, a seasonable structure, it is not going to be used in the winter. Steve Lauth asked if it is embedded in the ground. The clerk stated that it did not look embedded in the ground. At this time they will go before the planning board before they finish with zoning. Peter Tonery asked if there was anything in this playground that could be considered to be a traffic distraction. The clerk responded that there are pine trees to the east right behind the playground. It is in the seasonal display area on the plan. It has been measured and from the back of the play structure to the edge of the road is 89 feet. Dave Martin asked who places the no parking signs on the road. It is up to DOT to determine where the signs go. The Brightlys will have to come before the board with any future modifications.

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, July 6, 2015 at 7:30 p.m.** The **deadline** for all applications is **Tuesday, June 16, 2015 at 12 noon.**