

## Hamlin Planning Board Minutes

**Monday, February 1, 2016**

**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, David Wolfe at 7:30 p.m. with the locations of the fire exits and AED explained for those present. It was asked that all cell phones and pagers be turned off for the duration of the meeting.

**Roll call:** Linda DeRue, Steve Lauth, Dave Martin, David Wolfe, Peter Toney, Judith Hazen, and Linda Morey.

Present: Attorney O'Toole, Town Engineer JP Schepp, Rich Maier of Maier Land Surveying, Town Councilperson Dave Rose, Conservation Board Member Jeanine Klopp, Scott Hepler of Ultimate Dock Systems, Joe Keller of Mark's Pizzeria, Richard Truesdell of Truesdell Construction.

Residents: Harry Petro, Robin Hansel, Nina Hansel, Clarke M. Mahaney, Mike Sands, Andriy Basisty, John Picard, Julie Picard, Carol M. Zugo, Dottie Butcher, and Cindy Lutwiller. (Two other persons signed in and names not legible).

A motion was made by Linda Morey, seconded by Judy Hazen to approve the January 4, 2016 meeting minutes. Additions, deletions, or corrections to tonight's meeting.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toney aye, Judith Hazen aye, and Linda Morey aye.

Peter Toney would like the following added: "Concerning the new chairperson selection. The existing Planning Board was given no notice either verbally or written to that effect."

### **AGENDA**

#### **CONSERVATION CORRIDOR DEVELOPMENT PERMIT ULTIMATE DOCK SYSTEMS**

**SCOTT HEPLER  
5783 W. WAUTOMA BEACH ROAD**

Application of Scott Hepler; owner; Gary Wahl; seeking Conservation Corridor Development permit for an Open Pile Dock System for property located at 5783 W. Wautoma Beach Road in a S/R zone. Tax account # 008.12-2-27.

Mr. Hepler represented the applicant before the board. He gave an overview of the project which will be an 8 foot x 60 foot open pile dock. A staircase into the water on the east side and an 8000 lb. boat hoist on the west side have also been proposed but no approvals from the DEC as of yet. The applicant will have to re-apply for a C.C.D. Permit at that time.

A motion was made by Dave Martin, seconded by Judy Hazen to grant the application of Scott Hepler; owner; Gary Wahl; seeking Conservation Corridor Development permit for an Open Pile Dock System for property located at 5783 W. Wautoma Beach Road in a S/R zone. Tax account # 008.12-2-27. All required information has been received. This is a Type II Neg SEQR. Permit valid one year from date of issue.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toney aye, Judith Hazen aye, and Linda Morey aye.

### **Proof of Publication**

The clerk read the proof of publication.

**PUBLIC HEARING**

**SINGLE LOT SUBDIVISION**

**2865 SUBDIVISION**

**VIRGINIA TRUELSON**

**7898 NEWCO DRIVE**

Application of Virginia Truelson; owner; Virginia Truelson; seeking "Preliminary & Final" Single Lot subdivision Approval for property located at 1752 Lake Road, Hamlin in a C-GB zone. 1752 Lake Road Tax account # 021.03-3-25; 2865 Roosevelt Highway Tax account # 021.03-3-2.2.

Rich Maier of Maier Land Surveying represented the applicant before the board. He gave an overview of the proposed project that was presented in December 2015. It is proposed to subdivide off a 30 foot wide piece of the existing lot to create another point of access to Lot B off of Lake Road. Lot B is designated as not approved for building.

Jeanine Klopp, Conservation Advisory Board Member; had no environmental concerns.

Town Engineer, JP Schepp had no engineering concerns

Attorney O'Toole had no legal issues

Building Inspector Cheryl Pacelli had no concerns

Linda Morey asked about the sewer easement.

Attorney O'Toole responded that the sewer easement issue had been resolved.

Peter Tonerly asked if there would be a future driveway.

Rich Maier did not know of any plans for a driveway at this time.

**Chairperson Dave Wolfe** opened the Public Hearing.

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

Harry Petro of 2811 Roosevelt had concerns of the drainage onto his property.

Rich Maier stated that this only a realty subdivision.

John Picard of 1753 Lake Road had concerns of the legal notice posted in the paper. It appears that some residents did not receive notice. This will be right of way that is proposed; not a driveway.

**Chairperson Dave Wolfe** replied it is just a line on a piece of paper. There are no proposals or applications before the board for building.

**Attorney O'Toole** stated that it is only 30 feet for an easement.

Nina Hansel of 1765 Lake Road asked about the potential new owner of 1752 Lake Road; Hopefully the new buyer will start to take care of the property.

**Peter Tonerly** added that it is good to see the public out on an issue.

**Chairperson Dave Wolfe** closed the Public Hearing.

A motion was made by Steve Lauth, seconded by Dave Martin to approve the application of Virginia Truelson; owner; Virginia Truelson; seeking "Preliminary " Single Lot Subdivision Approval for property located at 1752 Lake Road, Hamlin in a C-GB zone. 1752 Lake Road Tax account # 021.03-3-25; 2865 Roosevelt Highway Tax account # 021.03-3-2.2. The Application, Site Plan, Site Plan Checklist, and Short EAF form has been received. This is a Type II unlisted SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonerly aye, Judith Hazen aye, and Linda Morey aye.

A motion was made by Steve Lauth, seconded by Linda DeRue to approve the application of Virginia Truelson; owner; Virginia Truelson; seeking "Final " Single Lot Subdivision Approval for property located at 1752 Lake Road, Hamlin in a C-GB zone. 1752 Lake Road Tax account # 021.03-3-25; 2865 Roosevelt

Highway Tax account # 021.03-3-2.2. The Application, Site Plan, Site Plan Checklist, and Short EAF form has been received. This is a Type II unlisted SEQR.

This is a Type II unlisted SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toner aye, Judith Hazen aye, and Linda Morey aye.

**PUBLIC HEARING  
COMMERCIAL SITE PLAN**

**MARK CRANE**

**MARKS PIZZERIA 406-432 HAMLIN CLARKSON TL ROAD**

Application of Mark Crane; owner; Lee Larkin; seeking Commercial Site Plan Approval for a Pizza restaurant for property located at 406-432 Hamlin Clarkson TL Road in a C-GB zone. Tax account # 029.06-2-1.1.

Joe Keller, Construction manager for Mark's Pizzeria represented the applicant before the board. He gave an overview of the proposed project from last month.

Jeanine Klopp, Conservation Advisory Board Member had no environmental concerns. Town Engineer JP Schepp stated that there was documentation on the ADA parking. Attorney O'Toole stated that he is satisfied with the existing information. Building Inspector Cheryl Pacelli Specific concerns have been addressed by applicant.

**Chairperson Dave Wolfe** opened the Public Hearing.

It was asked that all persons wishing to speak to please stand and state their name and address. Carol Zugo of 27 Fox Hollow Lane asked about the berm that separates the plaza from her housing tract. The buffer area will be cleaned out and new trees will be planted. How many dumpsters will be added. There are complaints of kids behind the plaza at night. Over all she is glad to see the plaza being improved.

Peter Toner responded that the planting of new trees will add to the vegetative buffer on top of the berm. As for the kids, that is a law enforcement issue.

**Chairperson Dave Wolfe** closed the Public Hearing.

Linda Morey asked about where the handicap parking will be. Joe Keller responded that there will be 2 ADA spots in front of every aisle. The parking for delivery will be at the farthest west end of the parking lot past the Drs. Office. The lights in the parking lot and under the awning walkway of the plaza will be replaced with LED lights with special attention to light spillage.

Dave Wolfe asked if any of the tenants will be leaving.

Joe Keller stated not to his knowledge.

A motion was made by Linda DeRue, seconded by Steve Lauth to approve the application of Mark Crane; owner; Lee Larkin; seeking Commercial Site Plan Approval for a Pizza restaurant for property located at 406-432 Hamlin Clarkson TL Road in a C-GB zone. Tax account # 029.06-2-1.1. The Application, Site Plan, and Site Plan Checklist have been received. This is a Type II unlisted SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toner aye, Judith Hazen aye, and Linda Morey aye.

**AGENDA  
CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**RICHARD TRUESDELL  
7114 TUCKER LANE**

Application of Richard Truesdell; owner; Tim Decker; seeking Conservation Corridor Development Permit for a new breakwall for property located at 7114 Tucker Lane in an S/R zone. Tax account# 007.01-1-5.

Mr. Truesdell represented the applicant before the board. He gave an overview of the proposed plans. This will be a new breakwall and will be using 4 ton rocks out front and 1 & 3 ton rocks with a Geotech liner under the bottom layer. He has used this Geotech fabric before and it has lasted at 20 – 25 years. Conservation Board Member Jeanine Klopp stated that it is consistent with the policies of the LWRP. Town Engineer JP Schepp had no engineering concerns. Attorney O’Toole had no legal issues but stated that it is a Type II Neg SEQR. Building Inspector Cheryl Pacelli had no comments.

A motion was made by Steve Lauth, seconded by Dave Martin to grant the permit for the application of Richard Truesdell; owner; Tim Decker; seeking Conservation Corridor Development Permit for a new breakwall for property located at 7114 Tucker Lane in an S/R zone. Tax account# 007.01-1-5. All required forms have been received. This is a Type II Neg SEQR. Permit valid one year from date of issue. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toneray aye, Judith Hazen aye, and Linda Morey aye.

#### **AGENDA**

##### **COMMERCIAL SITE PLAN**

**ANDRIY BASISTY  
1722 LAKE ROAD**

Application of Andriy Basisty; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Bottle & Can Recycling Business to be located at 1722 Lake Road in a C-GB zone. Tax account # 029.06.2-1.1.

Andriy Basisty represented himself before the board. He had a Bottle and Can Business located in Hamlin but the location burned down. He would like to stay in Hamlin. This location is 500 feet larger than the previous location. He will have 2 dumpsters located outside at the rear of the building. A truck will come once a week for the pickup of the bottles and cans. He would like to have a container in the back for extra storage.

Conservation Advisory Board Member Jeanine Klopp had no environmental concerns. Town Engineer JP Schepp had no parking issues as there is no need for new parking. Attorney O’Toole had no legal issues.

Building Inspector Cheryl Pacelli will meet with the client at the time of the issuance of the building permit to alter the face of the building.

Andriy stated that there is a loading dock located at the rear of the building and all goods will be stored inside.

Judy Hazen asked when would the trucks be there. Andriy responded 2 p.m. – 6 p.m. The hours of operation will be 10 a.m. -6 p.m. There are bathrooms on site for employees but would be made available to the public if needed.

A motion was made by Steve Lauth, seconded by Linda DeRue to schedule a Public Hearing on March 7, 2016 at 7:30 p.m. for the application of Andriy Basisty; owner; Virginia Truelson; seeking Commercial Site Plan Approval for a Bottle & Can Recycling Business to be located at 1722 Lake Road in a C-GB zone. Tax account # 029.06.2-1.1.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toneray aye, Judith Hazen aye, and Linda Morey aye.

## **ADDITION TO THE AGENDA**

### **CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**MICHAEL & VIKKI DIMATTEO  
67 PARK AVENUE BROCKPORT**

Application of Michael & Vikki DiMatteo; owners; Michael & Vikki DiMatteo; seeking Conservation Corridor Development Permit to demolish and rebuild an existing front (waterside) porch for property located at 7562 Sandy Harbor Drive in an S/R zone.

Michael DiMatteo represented himself and his wife before the board. They are proposing to have the porch on the waterside of the existing house torn down and rebuilt on the same footprint as there is a large hole in the roof.

Conservation Advisory Board Member Jeanine Klopp stated that it is consistent with the policies of the LWRP.

Town Engineer JP Schepp had no engineering concerns.

Attorney O'Toole stated that it is a Type II Neg SEQR.

Building Inspector Cheryl Pacelli had no issues.

A motion was made by Dave Martin, seconded by Steve Lauth to grant the Permit for the Application of Michael & Vikki DiMatteo; owners; Michael & Vikki DiMatteo; seeking Conservation Corridor Development Permit to demolish and rebuild an existing front (waterside) porch for property located at 7562 Sandy Harbor Drive in an S/R zone. This is a Type II Neg SEQR. Permit valid one year from date of issue. All required documents have been received.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toneray aye, Judith Hazen aye, and Linda Morey aye.

## **DISCUSSION**

Conservation Advisory Board Member Jeanine Klopp attended the first Zoning Workshop Meeting of the year. The meetings are scheduled for the 4<sup>th</sup> Thursday of each month unless otherwise noted.

Planning Board Member Linda DeRue volunteered to attend and report on the Town Board Meetings. Peter Toneray asked Dave Rose if the Town Board could discuss the option of having 2 principal uses on one property. Also, suggested that there be minutes posted for the Zoning Workshop.

Town councilperson Dave Rose reported that the Town Board is in the final stages in the demolition process of 1396 Lake Road. The board is also looking into having Bob King come out for an information meeting/discussion in April or May. The assessor office is up and running. Dave has taken Dan out on the road to familiarize him with the Town. The office is entering data onto the assessment rolls. The Assessor attended the monthly meeting of the Seniors group.

Dave Wolfe will not attend the March 7, 2016 meeting. Vice Chair Dave Martin will run the meeting.

Judy Hazen will not attend the March 7, 2016 meeting.

## **ADJOURNMENT**

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

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toneray aye, Judith Hazen aye, and Linda Morey aye.

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, March 7, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 16, 2016 at 12 noon.**

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