

Hamlin Planning Board Minutes

Tuesday, July 5, 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 Toner, Judith Hazen, and Linda Morey.

Present: Town Engineer J.P. Schepp, Attorney O'Toole, Rich Maier of Maier Land Surveying, Daryl Carmichael, Allen Ross, Sherry Dobson, Mike Sands, Clark M. Mahaney, Linda Atkins, Conservation Board member Jeanine Klopp, David Matt of Schultz Engineering, Michelle Thomas, Mark Thomas.

Approval of the June 6, 2016 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Judith Hazen to approve the June 6, 2016 minutes as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toner aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

COMMERCIAL SITE PLAN

VIRGINIA TRUELSON/KELVIN GOFF

1722 LAKE ROAD

Application of Kelvin Goff; owner Virginia Truelson; seeking Commercial Site Plan Approval for Used Car Sales for property located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1

The applicants were not present for the Public Hearing. There was no new information provided.

A motion was made by Peter Toner, seconded by Steve Lauth to leave the Public Hearing open for the application of Kelvin Goff; owner Virginia Truelson; seeking Commercial Site Plan Approval for Used Car Sales for property located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1

until August 1, 2016 at 7:30 pm where the applicants will be on the agenda as a Public Hearing Continuation. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Toner aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried.

AGENDA

AREA VARIANCE

LINDA ATKINS

3344 BRICK SCHOOLHOUSE ROAD

Application of Linda Atkins; owner; Linda Atkins; seeking a Special Use Permit to have a Single Apartment in a Single family dwelling per Town Code§520-11(3)(f) in an R-VL zone. Tax account# 013.04-2-12.

Linda Atkins represented herself before the board. The current map provided is in the previous owner's name. She is asking for a Special Use Permit to convert her garage into a single apartment in a single family home. The garage will serve as a kitchen and living space. The existing study inside the home will house a bedroom, closet and small bathroom. A door will lead from the garage to the bedroom area. There will be 2 exit doors from the living space area to the outside. The application will be changed to reflect the correct proposed use of the space.

A motion was made by Steve Lauth, seconded by Linda DeRue to schedule a Public Hearing on August 1, 2016 at 7:30 pm for the application of Linda Atkins; owner; Linda Atkins; seeking a Special Use Permit to have a Single Apartment in a Single family dwelling per Town Code§520-11(3)(f) in an R-VL zone. Tax account# 013.04-2-12. Members polled: Linda

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

AGENDA

CONSERVATION DEVELOPMENT PERMIT

ALLEN ROSS

33 COUNTRY CREEK LANE

Application of Allen Ross; owner; Allen Ross; seeking Conservation Development Permit to install an In-ground pool with a portion of the pool to be in the Conservation Overlay District per Town Code 520-24C(3) Filling, cutting or excavation either on land or within a watercourse in an R-M zone. Tax account# 023.10-1-18. The pool will be approximately 18 feet into the Town of Hamlin Conservation Overlay District.

Mr. Ross represented himself before the board. He proposes to install an 18' x 32' In-ground pool in the rear yard of his home where a portion of the pool will encroach into the conservation overlay district.

The L.W.R.P. has deemed the proposal consistent. There will be 3 feet of concrete walkway around the pool. An aluminum fence will be installed around the pool.

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

Attorney O'Toole had no comments.

Building Inspector Cheryl Pacelli had no construction issues.

Conservation board member Jeanine Klopp had no concerns.

A motion was made by Steve Lauth, seconded by Linda DeRue to grant the Conservation Development permit for the application of Allen Ross; owner; Allen Ross; seeking Conservation Development Permit to install an In-ground pool with a portion of the pool to be in the Conservation Overlay District per Town Code 520-24C(3) Filling, cutting or excavation either on land or within a watercourse in an R-M zone. Tax account# 023.10-1-18. The pool will be approximately 18 feet into the Town of Hamlin Conservation Overlay District. This is a Type II SEQR and will be valid for one year from date of issue.

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

AGENDA

PRELIMINARY AND FINAL SINGLE LOT SUBDIVISION APPROVAL MICHAEL & KAREN JONES

436 PARMA CENTER ROAD, HILTON NY

Application for Michael & Karen Jones; owner; Michael & Karen Jones; seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 100 Drake Road which consists of 27.588 acres in an R-L zone. Tax account# 020.02-03-005.2. A single family home is proposed.

Daryl Carmichael represented the applicants before the board. He gave an overview from the sketch plan item from June 6, 2016. He reviewed the town engineer's comments from last month and has made the corrections. He also has discussed the sewer hookup with Steve Baase Highway Superintendent. Linda Morey asked for the Engineer's comments to be read from last month. This will need County Comments. There will be no commercial stable on the property.

Town engineer J.P. Schepp had no further concerns.

Attorney O'Toole had no comments.

A motion was made by Steve Lauth, seconded by Dave Martin to schedule a Public Hearing on August 1, 2016 at 7:30 pm for the application for Michael & Karen Jones; owner; Michael & Karen Jones; seeking "Preliminary & Final" Single Lot Subdivision Approval for property located at 100 Drake Road which consists of 27.588 acres in an R-L zone. Tax account# 020.02-03-005.2. A single family home is proposed. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried

AGENDA

PRELIMINARY SITE PLAN APPROVAL

MICHELLE THOMAS

45 POLLARD AVENUE, ROCHESTER, NY

Application of Michelle Thomas; owner; Michelle Thomas; seeking "Preliminary" Site Plan Approval for a revised House and Barn Location plan for Lot R-3A of the Laszewski Subdivision located at 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3.

Dave Matt of Schultz Engineering represented the applicants before the board. The owner proposes to build a barn and a dwelling on the property. The barn would be first to house construction, lawn and garden equipment. They have made application to the Zoning Board of Appeals for variances.

A motion was made by Steve Lauth, seconded by Dave Martin to schedule a Public Hearing on August 1, 2016 at 7:30 pm for the

Application of Michelle Thomas; owner; Michelle Thomas; seeking "Preliminary" Site Plan Approval for a revised House and Barn Location plan for Lot R-3A of the Laszewski Subdivision located at 60 Ketchum Road in an R-VL zone. Tax account# 014.020-01-013.3. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried

DISCUSSION

Judith Hazen has asked to be excused for August and possibly September.

Linda DeRue brought up the subject of solar land leases.

Town Councilperson Dave Rose reported that a new Zoning Board Member will be appointed at the July 11, 2016 Town Board Meeting. The Library has received grant money that will be used towards the purchase of new book shelves.

J.P. Schepp has asked to be excused for the August 1, 2016 meeting. He has an alternate in place if needed.

ADJOURNMENT

A motion was made by Dave Martin, seconded by both Steve Lauth and Linda DeRue to adjourn tonight's meeting barring no further business. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, David Wolfe aye, Peter Tonery aye, Judith Hazen aye, and Linda Morey aye. All in favor. Motion carried

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, August 1, 2016 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is April 19, 2016 at 12 noon.