

Hamlin Conservation Advisory Board **MINUTES**  
 Monday, October 22, 2018  
 7:00 p.m.

The regular meeting of the Hamlin Conservation Advisory Board was held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and was called to order by the Chairperson Dave Walch at 7:00 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: Shawn Baxter, Clarke Mahaney, Jeanine Klopp, Dave Walch, Carrie Whipple, Nathan Pacelli, and Steve Rutherford (excused).

Present: Town Councilperson Marty Maier, Brittany Cripps, Jenner Malsegna (sp), Shawn Doran, Sam DePrez, Brittney Hughes, Becky Thompson, Bella Antonini.

**Approval of the September 24, 2018 meeting minutes.** Additions, deletions, or corrections to tonight’s meeting. A correction was brought by Jeanine Klopp on page 3 under referrals, the text states 1—feet where it should state 100-feet. A motion was made by Jeanine Klopp, seconded by Shawn Baxter to approve the meeting minutes of September 24 as recorded.

Members polled: Shawn Baxter aye, Clarke Mahaney aye, Jeanine Klopp aye, Dave Walch aye, Carrie Whipple aye, Nathan Pacelli aye. Motion carried.

**PUBLIC FORUM OPENED**

**Chairperson Dave Walch** opened the **Public Forum** for the duration of the meeting.

**REPORTS**

Jeanine Klopp	PB	10/01/2018
Steve Rutherford	FAB	10/09/2018 (Tuesday)
Steve Rutherford	EMC	10/17/2018
Dave Walch	TB	10/09/2018 (Tuesday)
Nathan Pacelli	ZBA	10/15/2018
LWRP		

**ASSIGNMENTS**

Jeanine Klopp	PB	11/05/2018
Steve Rutherford	FAB	11/13/2018 (Tuesday)
Steve Rutherford	EMC	11/21/2018
Dave Walch	TB	11/13/2018 (Tuesday)
Nathan Pacelli	ZBA	11/19/2018
LWRP		

**PLANNING BOARD REPORT**

**Jeanine Klopp reported on the Planning Board Meeting of October 1, 2018.**

**There were 2 Public Hearings scheduled:**

**1.) Hamlin Solar 1, LLC, (Formerly Borrego Solar)**

Commercial Site Plan Approval and Special Use Permit.

A brief overview was given for the project to be located T 3254 Roosevelt Highway near the intersection of Drake Road.

During the Public Hearing, several residents spoke on the project, mainly on concerns of drainage issues. It is proposed to be a 6.5 MW community solar project. The parcel consists of 58.65 acres with approx. 35 acres to be used for the

facility which is 66%. National grid will place the poles. The solar panels will be 8-9 feet in height. The setbacks are as follows: from Roosevelt – 316 feet, from drake – 194 feet, from the east – 106 feet and from the north – 102 feet. There will be a decommissioning plan. There will be meadow grass planted for the benefit of the bees, butterflies, and hummingbirds. Jeanine was present at the Army Corps of Engineers site visit for jurisdictional determination. Pictures were taken of drainage and possible wetlands on the property. The drainage will be no worse when the meadow mix is planted, maybe better. There will be no glare, the panels do not reflect they are made to absorb the light of the sun. There will be 16,686 panels. The snow will fall off the panels. The board asked for a real estate valuation in reference of questions from residents who are worried that their property value will decrease. Jim Doan stated that the area will need to be mowed possibly twice a year. If you plant it the bees will come. The SUP will be renewed each year. Jim Nesbitt asked to consider max. height to be 12 feet.

2.) Split/merge application for Dave Leverenz. Seeking to split 5- acres which includes a dwelling and a barn off of the original parcel. This was scheduled for a Public Hearing on November 5, 2018

3.) Preliminary and Final Site Plan application for Blyth Webster to build a new dwelling at 232 Morton Road. All construction will be out of the conservation overlay area. This was scheduled for a Public Hearing on November 5, 2018.

4.) Residential Sketch Plan Application for Teralyn & Jon Strauss They are proposing to build a separate dwelling to be attached to the main dwelling by a sunroom on property located at 271 Walker Road. It was asked that when they get farther along and have more information to present, they can make application to the Planning Board for the Site Plan and the SUP.

5.) Conservation Development Application for Linda & Rob Belavitch to build a garage in somewhat the same location of a previous garage. This was granted.

#### **Under discussion:**

There was a site visit with the Army Corps for jurisdictional determination for 3254 Roosevelt Highway. Jeanine Klopp & Clarke Mahaney attended. Hamlin has opted out for the solar exemption.

#### **ZONING BOARD REPORT**

**Nathan Pacelli reported on the Zoning Board of Appeals meeting of October 15, 2018.**

**There were 2 Public Hearings scheduled:**

- 1.) Area variance application of Charlie Hungerford of 1300 Church Road and Mark & Michelle Johnson. They each propose to split 2 acres off of each of their properties to make the existing lots 2 acres. The code states that in the R-VL district the minimum lot size is 5-acres. These 2 variances were granted.
- 2.) Area variance application of Michael Barbarita seeking to add a 10 x 16 shed to the west side of his yard. The side setbacks and the setback from the dwelling will be approx. 2-feet. The code asks for 10-foot setback from the dwelling and 4.5-feet from the side lot line. These variances were granted.
- 3.) Area variance application of Thomas Rath to add a carport to the west side of the existing garage. There was no one present to represent the application. The applicant will be notified that the application has been tabled to the next meeting.

#### **FRIENDS OF HAMLIN BEACH REPORT**

**Jeanine Klopp** reported that the park manager stated that the park may try to come up with a plan to re-open the trail near Devils Nose. The CCC Camp received a grant for signs and to add stone dust to the existing paths. The park maintains the CCC Camp. They are trying to implement a plan that monitors the participants that visit the CCC Camp. The camping season is over. The camping areas were filled every weekend since the middle of June. Loop A & B will have new bathrooms. A is gone. Certain Ash trees designated by the park's biologist were treated last year and this will continue every other year.

#### **TOWN BOARD REPORT**

**Town Councilperson Marty Maier** reported that the board is busy working on the 2019 Budget. The Library will be holding a war event and have been given permission to allow one volley/round at the event to show participants how it was done on November 8, 2018. Contact the Library for more information. Due to safety concerns of the Sheriff's

Department it has been suggested the Town install cameras near the entrance to the parking lot of the Town Hall and at the Courthouse. Marty asked the clerk to send the Conservation Board members the NWS Buffalo Weekly Briefing on Lake Ontario.

#### **ZONING WORKSHOP REPORT**

**Jeanine Klopp reported on the Zoning Board Workshop.** The topic was town fees. The Building Inspector brought packets of comparisons from surrounding municipalities. Solar fees were discussed. There was a discussion in changing the min. 5-acre lot size requirement for R-VL to 2-acres. A lot without water is required to be 250 feet wide as for a lot with water can be 190 feet wide.

#### **ADJOURNMENT**

A motion was made by Nathan Pacelli, seconded by Carrie Whipple to adjourn this portion of tonight's meeting. Members polled: Shawn Baxter aye, Clarke Mahaney aye, Jeanine Klopp aye, Dave Walch aye, Carrie Whipple aye, Nathan Pacelli aye. Motion carried.

#### **HAMLIN WATERFRONT COMMITTEE**

The meeting will be called to order by Chairperson, Dave Walch

#### **REFERRALS**

70 North Hamlin Road – Generator –This is consistent  
7940 Newco Drive – Generator –This is consistent  
7344 Sandy Shore Drive – Breakwall – This is consistent  
7356 Sandy Shore Drive – Breakwall – This is consistent

#### **DISCUSSION**

Shawn Baxter expressed his concerns of a resident along the lakeshore allegedly not re-building their breakwall per what the DEC approved. Shawn will also attend the Planning Board meeting on November 5, 2018 to take notes in Jeanine Klopp's absence.

There were no further items brought up for discussion.

#### **ADJOURNMENT**

A motion was made by Shawn Baxter, seconded by Clarke Mahaney to adjourn tonight's meeting barring no further business. Jeanine would like to discuss and review the Conservation Overlay District at the next meeting. She asked that all members bring the Zoning Code to the next meeting.

Members polled: Shawn Baxter aye, Clarke Mahaney aye, Jeanine Klopp aye, Dave Walch aye, Carrie Whipple aye, Nathan Pacelli aye. Motion carried

**The next scheduled meeting of the Hamlin Conservation Advisory Board will be held on November 26, 2018 at 7:00 p.m. at the Hamlin Town Hall located at 1658 Lake Road, Hamlin.**