

Planning Board Meeting *Minutes*
Monday, December 6, 2004
7:30pm

The regularly scheduled meeting of the Hamlin Planning Board was called to order by Vice Chairman James Nesbitt at 7:30pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin, N.Y. The location of the fire exits was explained for those present.

Present: Ralph Della Rocco, Dane Emens, Judith Hazen, Dave Martin, James Nesbitt, and Chris Schlieter.

Excused: James Breslawski

Also Present: Building Inspector Dick Bauman, Support Board Attorney Charles Welch, Town Engineer J.P. Schepp, Conservation Board Member Craig Goodrich, Conservation Board Member Glenn Quetschenback, Town Supervisor Austin Warner, Town Councilperson Dave Rose, Highway Superintendent Tom Ingraham, Zoning Board Member Ed Haight, James E. Krempasky, Dave Matt, Richard E. Maier, Tom and Karen Jensen and several other interested residents.

A motion was made by Dane Emens, seconded by Ralph Della Rocco to approve the minutes of the November 1, 2004 meeting. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried, November 1, 2004 minutes approved.

CONCEPTUAL APPROVAL

**BARRETT SUBDIVISION
977 LAKE ROAD WEST FORK**

Rich Maier was present to seek Conceptual Approval to develop 2-2 acre lots on the east side of Lake Road West Fork. He would like to develop Lots 1 and 2 of Barrett Subdivision. Each lot would have a single family home. Both lots have good perks, gas and electric. Charlie Welch questioned if both lots are the same tax number and Mr. Maier stated they were. J.P. Schepp stated that there are a lot of drainage concerns especially with lot #2. J. P. went over the following concerns: Lot 1 needs a driveway turnaround, The Recreation fee pertains to each lot, no flood plain was needed, the Town Engineer needed to be added to the approval block, the road name should be changed from Benedict Beach Drive to Lake Road West Fork, final plans need NYS Licensed Engineer stamp and the location of the sump discharges should be shown. Dave Martin questioned is the drainage to the east or the west. Mr. Maier stated that the drainage would be towards the north of the driveways.

A motion was made by Dane Emens, seconded by Chris Schlieter to grant Conceptual Approval for lots 1 and 2 of the Barrett Subdivision. Members polled, Della Rocco aye, Hazen aye, Martin aye, Nesbit aye, Schlieter aye. Motion carried, Conceptual Approval granted.

SPECIAL USE PERMIT**MR. AND MRS. LUTHER
218 COUNTYLINE ROAD**

Mr. and Mrs. Luther of 218 Monroe Orleans Countyline Road were present to seek a Special Use Permit to open a Quilt Shop in their home. Mrs. Luther explained that there would be approximately 3-6 customers per day. The Quilt Shop would be located in the 16' x 20' addition to their home. The driveway has an existing turn around. James Nesbitt asked the hours of operation. Mrs. Luther stated that the Shop would be open Tuesday through Saturday 10:00am-4:00pm with occasional evening classes. Charlie Welch asked the current square footage of their home. Mr. Luther stated 2000 square feet.

A motion was made by Chris Schlieter, seconded by David Martin to grant approval for Mr. and Mrs. Luther of 218 County Line Road to schedule a Public Hearing for a Special Use Permit for a Quilt Shop in their home. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried Public Hearing approval granted.

SEQRA DETERMINATION**TOPS MARKET
1800 LAKE ROAD**

Adam Walters, Attorney for Tops was present to seek determination of significance pursuant to SEQRA for a fueling station located at 1800 Lake Road. Mr. Walters explained that they are currently waiting on variance approvals from the Zoning Board of Appeals Public Hearing. The Zoning Board postponed their decision until after the Planning Board made their SEQRA determination. Mr. Walters stated that the fueling station would have no significant impact on the environment. Safety concerns about fumes from the tanks were addressed. It was explained that it is a State Law that that fumes be confined in the tanks and that all fumes be displaced back into the trucks during delivery. Chris Schlieter had some concerns about the canopy lighting. It was explained that recessed lighting with cones to direct the light directly down would be used. James Nesbitt asked about the headlights from the traffic leaving the Grocery Store heading to the fueling station. It was explained that additional trees would be planted and a berm would be added. It was also stated that there would not be a significant change in the traffic flow. Ralph Della Rocco questioned the parking spots that would be lost. It was explained that 19 spaces would be taken away and 11 spaces would be added back along the edge of the plaza. It would cut into the existing green area and some trees would be relocated for screening. Another concern was snow removal. It was explained that the snow would be stored in the same location just shifted over and if they needed to they would truck the snow out. David Martin asked the hours of operation. Mr. Walters stated the fueling station hours would be 6:00am to midnight. The building would be

manned all hours of operation. James Nesbitt questioned what was being sold at the fueling station other than fuel. Mr. Walters stated that no other items would be sold at the building. Two self serve soda machines would be located outside near the pumps. The training of the employees was questioned. Mr. Walters stated that he would provide documentation on the training program. James Nesbitt asked Dick Bauman if any SEQRA referrals came back with any significant concerns. Mr. Bauman answered no none of them had significant concerns with the project. Ralph Della Rocco questioned the Fire Safety System. It was explained that the system is triggered two ways, either by heat sensors or by a push/pull switch inside the building. Ralph Della Rocco questioned what if there was a spill? It was explained the all spills needed to be reported to the DEC. The nozzles have sensors to shut the pumps off and the vents have automatic sensors that shut the pumps down. The tanks are also equipped with breakaway hoses and crash bars.

A motion was made by Chris Schlieter, seconded by Judith Hazen on SEQRA determination of unlisted negative declaration and referred Tops back to the Zoning Board of Appeals for variance approvals then a Public Hearing would be scheduled for January 3, 2005. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried, SEQRA determination granted.

REVISED SITE PLANS

K & K CAR WASH 1449 LAKE ROAD

Kevin Noon was present to seek approval of revised site plans for the K & K Car Wash located at 1449 Lake Road. Mr. Noon stated that he would like to add a berm area to the parking lot due to the high cost of removing the dirt and concrete, that was left from the project. He stated that the berm would be 4 foot high and seeded with grass and some trees. J.P Schepp questioned the visibility of the vehicles exiting the car wash being able to see vehicles driving through. It was suggested that a buffer be installed to prevent through traffic. It was also questioned if the new berm would cause drainage problems. Mr. Noon stated that a high point already existed there. Highway Superintendent Tom Ingraham stated that he would like the revised plans to show the revised gutter that was installed. Mr. Noon agreed. Dick Bauman questioned the parking spaces along King Street needing a curb to prevent cars from driving off the edge of the concrete slab. Mr. Noon stated that he could put in concrete curbs to prevent the cars from driving over the edge. Mr. Bauman agreed that would be a good idea. Chris Schlieter questioned the new canopy lights being very bright and spilling a lot of light. Mr. Noon stated that he would work with the Town and try to solve any problems.

There were no objections to the revised plans. Mr. Bauman asked for a revised set of plans for the file.

CONCEPTUAL APPROVAL

COLLAMER RESUBDIVISION 6372 SHORE ACRES

Dave Matt from Schultz Associates was present to seek Conceptual Approval for Collamer Resubdivision located at 6372 Shore Acres. Mr. Matt stated that the property is located east of Walker Lake Ontario Road along the lake. It has public water and private septic. The house would be 2800 square feet with an attached garage. Mr. Matt stated that 5 variances would be needed. Chairman James Nesbitt questioned the elevation of the first floor. There were conversations concerning the elevation of the house changing the character of the neighborhood. There were also drainage concerns. J.P. Schepp asked for a map showing the locations of the neighboring leach fields. Dick Bauman asked where the septic was located. Mr. Matt stated that the septic was located in the southwest corner of the property. Dick Bauman requested to see a grading plan.

At this time the Board referred Mr. Matt to the Zoning Board of Appeals for variance approvals.

A motion was made by Dane Emens, seconded by Chris Schlieter to grant Conceptual Approval for Collamer Resubdivision located at 6372 Shore Acres. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried, Conceptual Approval granted.

CONCEPTUAL APPROVAL

GUY SUBDIVISION 380 WALKER ROAD

Dave Matt from Schultz associates was present to seek Conceptual Approval for the Guy Subdivision located at 380 Walker Road. Mr. Matt explained that 380 Walker Road is an existing house on 31.2 acres. The proposed subdivision would consist of 5 separate lots with public water and their own private septic systems. There would be 4 new lots with the 5th lot being the existing lot with house. There is currently one tax I.D. number. It was explained that the current zoning for the property was a 5 acre lot minimum. J. P. Schepp stated that Lot #5 was a non-conforming lot and a variance would be needed to move forward with the project. Also the 100 year flood plain needs to be shown on the plans. The conservation overlay district boundary should be shown on the plans. The driveway for Lot #2 and Lot #3 was a shared driveway and separate driveways should be considered. Lot 2 driveway is 600 feet in length therefore it must be 20 feet wide and the building needs to have sprinklers or a dry hydrant and pond. The Recreation fee should be revised to state \$250.00 per lot. The finished floor elevation of the garages should be shown on the plans. The owner name and the location of the septic system and leach fields should be shown on the plans. He would also like to see the neighboring properties on the map. The SEQR form should be revised to indicate that subsurface liquid waste disposal is involved. Charlie Welch questioned the distance between Lot #1 house and existing lot line. Mr. Matt stated it was 15 feet. Chris Schlieter stated there were some Conservation Overlay concerns.

A motion was made by Chris Schlieter, seconded by Ralph Della Rocco to refer the project to the Zoning Board of Appeals for variance approvals. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried Guy Subdivision referred to the Zoning Board of Appeals.

ADJOURNMENT

A motion was made by Dave Martin, seconded by Dane Emens to adjourn the meeting barring no further business. Members polled, Della Rocco aye, Emens aye, Hazen aye, Martin aye, Nesbitt aye, Schlieter aye. Motion carried, meeting adjourned.

Respectively submitted by,

Heather Norman
Acting Clerk to the Support Boards

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, January 3, 2005 at 7:30pm. Deadline for fees is Monday, December 20, 2004.