

Hamlin Planning Board Minutes

Monday, January 2, 2017

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, Chris Schlieter 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, Chris Schlieter, Peter Toney, Mark Ballerstein, and Linda Morey.

Present: Steve DiMarco, Theresa DiMarco, Donald Schofield, Clark M. Mahaney, Conservation Advisory Board Member Jeanine Klopp, Town Councilperson Dave Rose.

Chris Schlieter was appointed the Chairperson of the Planning Board for 2017 at the 2017 Organizational Meeting by the Town Board.

Mark Ballerstein was appointed by the Town Board at the 2017 Organizational Meeting to the open position on the Planning Board for a 7 -year term to end on December 31, 2023.

Chairperson Chris Schlieter welcomed **Mark Ballerstein** to the board.

Approval of the December 5, 2016 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Linda DeRue to approve the meeting minutes of December 5, 2016 as recorded.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein abstain, Peter Toney abstain, Linda Morey aye. Motion carried.

Chairperson Chris Schlieter noted and clarified that the Public Hearing for 7712 Newco Drive was inadvertently posted for tonight's meeting. This will be re-posted and re-advertised for the February 6, 2017 meeting.

Proof of Publication

The clerk read the proof of publication.

PUBLIC HEARING

COMMERCIAL SITE PLAN MODIFICATION

**THERESA B. DIMARCO & STEVE DIMARCO
50 SOUTHRIDGE DRIVE, ROCHESTER, NY**

Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Commercial Site Plan Modification to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Chairperson Chris Schlieter opened the Public Hearing.

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

Resident Clark M. Mahaney of 3186 Roosevelt Highway representing the Hamlin United Methodist Church was concerned on how the parking will change. As of now there is an agreement with the owner that the Church can use the parking lot at 1722 Lake Road for overflow parking during services. Chairperson Chris Schlieter stated that the issue of parking is the property owner's responsibility and the Church should discuss the issue with the owner Virginia Truelson.

A motion was made by Linda Morey, seconded by Linda DeRue to close the Public Hearing. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery aye, Linda Morey aye. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants this Commercial Site Plan Modification for the application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Commercial Site Plan Modification to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

The following submittals have been received:

- Commercial Site Plan Application,
- Interior Drawing, Site Plan,
- Corrected Site Plan for Parking.

A motion was made by Linda Morey, seconded by Peter Tonery to grant the application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Commercial Site Plan Modification to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. This is an Unlisted Neg Declaration SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery aye, Linda Morey aye. All in favor. Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT

**THERESA B. DIMARCO & STEVE DIMARCO
50 SOUTHRIDGE DRIVE, ROCHESTER, NY**

Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Special Use Permit to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments from those present.

A motion was made by Linda Morey, seconded by Linda DeRue to close the Public Hearing.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Tonery aye, Linda Morey aye. All in favor. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants this Special Use Permit for the application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Special Use Permit to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

The following submittals have been received:

- Special Use Permit Application
- Interior Drawing
- Site Plan
- Corrected site plan for parking

A motion was made by Linda Morey, seconded by Peter Tonery to grant the Application of Theresa B. DiMarco & Steve DiMarco; owner: Virginia Truelson; seeking Special Use Permit to operate a cookie business named Carousel Cookies to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. This is an Unlisted Neg Declaration SEQR.

The following conditions will apply:

- No on-site sales
- Three (3) employees or less
- Contact owner concerning the re-striping in the parking area to be completed by June 1, 2017

- The hours of operation to be 8:00 am – 11:00 pm daily
- Have the dumpster free of debris for use (for now, all trash will be removed by the renter)

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

PUBLIC HEARING

COMMERCIAL SITE PLAN APPLICATION

**DONALD SCHOFIELD
2632 LAKE ROAD**

Application of Donald Schofield; owner; Virginia Truelson, seeking Commercial Site Plan to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments from those present.

A motion was made by Linda Morey, seconded by Steve Lauth to close the Public Hearing.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants this Commercial Site Plan Modification for the Application of Donald Schofield; owner; Virginia Truelson, seeking Commercial Site Plan to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

The following submittals have been received:

- Letter of Intent
- Commercial Site Plan Application
- Site Plan
- Corrected Site Plan for Parking

A motion was made by Steve Lauth, seconded by Linda Morey to approve the Application of Donald Schofield; owner; Virginia Truelson, seeking Commercial Site Plan to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2. This is an Unlisted Neg Declaration SEQR.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

PUBLIC HEARING

SPECIAL USE PERMIT

**DONALD SCHOFIELD
2632 LAKE ROAD**

Application of Donald Schofield; owner; Virginia Truelson, seeking Special Use Permit to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1.

Chairperson Chris Schlieter opened the Public Hearing.

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

There were no comments from those present.

A motion was made by Steve Lauth, seconded by Linda Morey to close the Public Hearing.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Based on the information provided as requested and required by the Town of Hamlin this board hereby grants this Special Use Permit for the Application of Donald Schofield; owner; Virginia Truelson, seeking Special Use Permit to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1

The following have been submitted:

- Letter of Intent
- Special Use Permit Application
- Site Plan
- Corrected Site Plan for Parking

A motion was made by Steve Lauth, seconded by Linda Morey to grant the Application of Donald Schofield; owner; Virginia Truelson, seeking Special Use Permit to have Outside Auto Sales to be located at 1722 Lake Road in a C-GB zone. Tax account# 021.03-3-2.1. This is an Unlisted Neg Declaration SEQR.

The following conditions will apply:

- Hours of operation to be 9:00 am – 6:00 pm daily,
- No more than three (3) cars for sale outside,
- No employees at this time, just the owner on premises,
- Parking has been outlined on the corrected site plan for parking

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. All in favor. Motion carried.

Nomination for appointment of Vice -Chair for the Planning Board.

Steve Lauth nominated David Martin for the position of Vice-Chairperson of the Planning Board for 2017.

David Martin accepted the nomination.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin abstain, Chris Schlieter aye, Mark Ballerstein aye, Peter Toney aye, Linda Morey aye. Motion carried.

DISCUSSION

Town Councilperson David Rose reported that he is the appointed liaison to the Planning Board for 2017. The Zoning Workshops will tentatively be resuming on January 26, 2017. This date may change. Steve Lauth has volunteered to attend the Zoning Workshop meeting on January 26, 2017. The Zoning Workshop will continue the discussion from 2016 concerning Solar Energy Farms at that time.

Steve Lauth also recommended that the Town visit the code concerning wineries and breweries.

ADJOURNMENT

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

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Peter Toney aye, Linda Morey aye and Mark Ballerstein aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Support Board Clerk

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, February 6, 2017 at 7:30 pm at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is January 18, 2017.