Hamlin Planning Board Minutes

Monday, June 4, 2018

7:00 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 Schleiter 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: Linda DeRue, Steve Lauth, Dave Martin, Chris Schlieter, Mark Ballerstein, Linda Morey, James Nesbitt.

Present: Attorney O'Toole, Town Engineer J.P. Schepp, Town Councilperson Dave Rose, Conservation Advisory Board Vice-Chairperson Jeanine Klopp, Tim Case, Mark Shores, Deb Shores, Dave Smith, Maura Smith, Kevin Klees, Rich Maier of Maier Land Surveying.

Approval of the May 7, 2018 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Linda Morey, seconded by Mark Ballerstein, to approve the meeting minutes of May 7, 2018 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Linda Morey aye, James Nesbitt aye. All in Favor. Motion carried.

AGENDA

CONSERVATION DEVELOPMENT PERMIT **KEVIN KLEES**

7310 SANDY SHORE DRIVE

Application of Kevin Klees, owner, Kevin Klees, seeking a Conservation Development Permit to add a shed to his property within 100-feet of the lakeshore. Tax account# 007.09-1-14. This is in the S/R District. The following documents have been submitted:

- Letter of Intent
- Conservation Development Permit Application
- Instrument Survey Map

Kevin Klees represented himself before the board. He would like to place an 8' x 12' plastic/vinyl shed in the front (waterside) yard between his dwelling and the lake. This would need a variance from the Zoning Board of Appeals.

A motion was made by Linda DeRue, seconded by Linda Morey to table the application of Kevin Klees until he has received the required variance to place a shed in the front (waterside) yard of property located at 7310 Sandy Shore Drive from the Zoning Board of Appeals. Tax account# 007.09-1-14. S/R zone.
Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Linda Morey aye, James Nesbitt aye. All in Favor. Motion carried.

AGENDA

RESIDENTIAL SKETCH PLAN APPLICATION

"PRELIMINARY AND FINAL" MULTIPLE LOT SUBDIVISION **KYLE RATH**

1844 LAKE ROAD

Application of Kyle Rath, owner, Kyle Rath, seeking "Preliminary and Final" Multiple Lot Subdivision to be named Soggy Nova Subdivision to be located at 1844 Lake Road, Hamlin NY 14464. This is in the R-M zone. Tax account# 029.06-001-002. The following documents have been submitted:

- Letter of Intent
- Residential Sketch Plan Application
- "Preliminary and Final" Multiple Lot Subdivision Application

- Development Referral Form
- Two Sets of Plans
- Short EAF
- EAF Mapper

Rich Maier of Maier Land Surveying represented the applicant before the board. Kyle Rath has purchased 1844 Lake Road and is looking into splitting the property into 3 lots. One lot already has an existing dwelling. This existing parcel is in the R-M (Residential-Medium Density) zone. The 3rd lot is close to the road and may need a variance. Other items discussed were the following: Creating flag lots, sanitary sewer, an easement for a shared driveway, sediment control. Linda Morey stated that separate driveways are a good idea. Chris Schlieter asked about easement issues and the width of lot# 2 is 61.56 wide which would make it a flag lot. Highway Superintendent Steve Baase is reviewing the plans at this time.

A motion was made by Mark Ballerstein, seconded by Linda Morey, to schedule a Public Hearing on July 2, 2018 for the application of Kyle Rath, owner, Kyle Rath, seeking "Preliminary and Final" Multiple Lot Subdivision named Soggy Nova Subdivision to be located at 1844 Lake Road, Hamlin NY 14464. This is in the R-M zone. Tax account# 029.06-001-002. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin abstain, Chris Schlieter aye, Mark Ballerstein aye, Linda Morey aye, James Nesbitt aye. All in Favor. Motion carried.

AGENDA

RESIDENTIAL SKETCH PLAN **PETER GOULA**
1191 NORTH HAMLIN ROAD

Sketch plan application of Peter Goula, owners, Dale & Karen Baxter, seeking Residential Sketch Plan review to purchase 2 parcels of land with the intention of building a dwelling on the merged lots. Tax account# 014.02-1-3 & 041.02-1-4. These are in the R-VL zone and the AG District. The following documents have been submitted:

- Residential Sketch Plan Application
- Letter of Intent
- Diagrams
- Map
- Other Information

Mr. Goula represented himself before the board. He proposes to purchase the two lots to the east of his current dwelling. His intent is to downsize and build a new 2 -bedroom home. He has not made an offer for the property as of yet. He knows he will need to contact the Monroe County Health Department for any septic requirements. He may have to go to Zoning for variances before he submits a site plan. Mr. Goula understands the required sequence of events and will look into the proposed project with the necessary agencies.

AGENDA ADDITION

CONSERVATION DEVELOPMENT PERMIT **MARK SHORES**
8054 NEWCO DRIVE

Application of Mark Shores, owner Mark Shores, seeking a Conservation Development Permit to repair/replace the existing piers in the crawlspace that have been damaged by the flood of 2017 located at 8054 Newco Drive. This is in the S/R zone with the following designations: Flood Plain, LWRP. Tax account# 006.06-1-11.11. The following documents have been submitted:

- Conservation Development Permit Application
- Elevation Certificate
- Drawing/plans/quote from ABS Foundation
- DEC letter stating no permit is needed for the sump pump and drainage.

Mr. Shores represented himself before the board. He proposes a necessary repair and or replacement of the existing piers in his crawlspace that were damaged by the flood of 2017. He also proposes a sump pump to be installed in the center of the crawlspace that will drain the water into the pond on his property. He has an elevation certificate and a LOMA stating that dwelling has been removed from the flood plain.

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A motion was made by Dave Martin, seconded by Steve Lauth, to grant the Conservation Development Permit for the application of Mark Shores, owner Mark Shores, seeking a Conservation Development Permit to repair/replace the existing piers in the crawlspace that have been damaged by the flood of 2017 located at 8054 Newco Drive. This is in the S/R zone with the following designations: Flood Plain, LWRP. Tax account# 006.06-1-11.11. This is an Unlisted Neg DEC. The following documents have been provided:

- Conservation Development Permit Application
- Elevation Certificate/LOMA (Removal of structure from Floodplain)
- Drawing/plans/quote from ABS Foundation
- DEC letter stating no permit is needed for the sump pump and drainage.

Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, Linda Morey aye, James Nesbitt aye. All in Favor. Motion carried.

DISCUSSION

Town Councilperson Dave Rose reported that the Kendall water line is ready for install. The Town of Hamlin is the lead agency. Kendall will reimburse Hamlin for the bonding. The Redman Road petitions have been sent out. The cost is lower than expected. The sales tax has been up per the first quarter. There is a parcel located on Greenwood Parkway that is owned by the town. A homeowner would like to purchase it from the town to add it to her property so that she may build a garage. The town has reimbursed the VFW for the flags that they purchased for Route 18 & 19. The funds came from the celebrations account.
Attorney O'Toole held an informational work session on the making of a motion and SEQR.

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, Chris Schlieter aye, Mark Ballerstein aye, Linda Morey aye, James Nesbitt aye. All in favor. Motion carried.

Minutes respectfully submitted by:

Cheryl J. Pacelli
Clerk to the Support Board

The next scheduled meeting of the Hamlin Planning Board will be held on July 2, 2018, 2018 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is June 19, 2018 at 12 noon.

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