

**Hamlin Planning Board Minutes**

**Monday, February 1, 2021**

**7:00 p.m.**

The regular scheduled meeting of the Hamlin Planning Board will be held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and will be called to order by the Chairperson, Chris Schlieter at 7:00 p.m. with the locations of the fire exits and AED explained for those present. It will be asked that all cell phones and pagers be turned off for the duration of the meeting.

**Roll call:** Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye.

**Present:** Larry Heininger, Alberto Allen, Jeffory McLean, Jeanine Klopp, Michael H (sp?), Town Board Liaison Phil Hurlbutt, Highway Superintendent Steve Baase, Patricia Shaheen.

**Approval of the January 5, 2021 meeting minutes.** Additions, deletions, or corrections to tonight’s meeting. A motion was made by Steve Hitner, seconded by Dave Martin to approve the meeting minutes of January 5, 2021 as recorded. Members polled: Linda DeRue aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye, Steve Hitner aye. Motion carried.

**PUBLIC HEARING CONTINUATION – Will not be attending**  
**PRELIMINARY & FINAL COMMERCIAL SITE PLAN**

**VINCENT ROVITELLI**  
**8 LAKE ROAD EAST FORK**

Application of Vincent Rovitelli, owner, Vincent Rovitelli, seeking Commercial Sketch Plan to re-open and operate an existing marina located at 8 lake Road East Fork. Tax account# 006.12-1-1. This is in the R-CW zoning district, Floodplain, LWRP.

Applicant unable to attend. This will be continued.

**PUBLIC HEARING**  
**PRELIMINARY AND FINAL SINGLE LOT SUBDIVISION**

**JEFFORY MCLEAN**  
**1780 APPLE HOLLOW LANE**

Application of Jeffory McLean, owner, Jeffory McLean, seeking Preliminary & Final Single Lot Subdivision Approval to build a new home at 1780 Apple Hollow Lane. Tax account # 021.04-1-1. This is in the R-M zoning district.

Larry Heininger represented the applicant before the board. There will be a new cul de sac/hammerhead ingress/egress. The site plan now shows the binder, meets and bounds, dead end sign, letter of credit, pure water. The lateral has been shortened by 1.8 feet. There will be a permanent easement on the water main.

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 was no one present wishing to speak.

Chairperson Chris Schlieter closed the Public Hearing.

Attorney Keith O’Toole had an addition to the motion that as far as the hammerhead, it will be dedicated and deeded with a letter of credit to the town.

All board members had no negative comments for the project.

A motion was made by Mark Ballerstein, seconded by Steve Lauth to designate the Application of Jeffory McLean, owner, Jeffory McLean, seeking Preliminary & Final Single Lot Subdivision Approval to build a new home at 1780 Apple Hollow Lane as an Unlisted neg Dec Under SEQR.

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

A motion was made by Mark Ballerstein, seconded by Steve Lauth, to grant Preliminary and Final Single Lot Subdivision Approval for the Application of Jeffory McLean, owner, Jeffory McLean, seeking Preliminary & Final Single Lot Subdivision Approval to build a new home at 1780 Apple Hollow Lane. Tax account # 021.04-1-1. This is in the R-M zoning district. The turnaround will be dedicated to the town.

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

### **AGENDA ADDITION**

#### **CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**PATRICIA SHAHEEN PINECREST ASSOCIATES  
7616 NEWCO DRIVE**

Application of Patricia Shaheen, Pinecrest Associates, owner, Patricia Shaheen, Pinecrest Associates, seeking Conservation Corridor Development Permit to raise the existing cottage to 252+ which is above the Base Flood Elevation of 250. This project is within 100-feet of Lake Ontario. This is in the S/R zoning district, Conservation Corridor Development Area and Floodplain. Tax account# 006.08-1-11.

Patricia Shaheen represented herself and her siblings before the board. Her grandfather built the cottage in 1961 and she and her siblings would like to preserve it for the family. They propose to raise the cottage to at least 252 which is 2 feet above the BFE of 250.

Scott of MRB Group had not seen the application but there are no engineering issues with the proposal. Attorney Keith O'Toole stated that this is a TYPE II SEQR.

There were no negative comments from the board.

A motion was made by Steve Lauth, seconded by Mark Ballerstein, to designate the Application of Patricia Shaheen, Pinecrest Associates, owner, Patricia Shaheen, Pinecrest Associates, seeking Conservation Corridor Development Permit to raise the existing cottage to 252+ which is above the Base Flood Elevation of 250 as a TYPE II Under SEQR. This project is within 100-feet of Lake Ontario.

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

A motion was made by Steve Lauth, seconded by Mark Ballerstein, to approve the Application of Patricia Shaheen, Pinecrest Associates, owner, Patricia Shaheen, Pinecrest Associates, seeking Conservation Corridor Development Permit to raise the existing cottage to 252+ which is above the Base Flood Elevation of 250. This project is within 100-feet of Lake Ontario. This is in the S/R zoning district, Conservation Corridor Development Area and Floodplain. Tax account# 006.08-1-11.

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

### **DISCUSSION**

550 Chase Road - Monks Subdivision. Amended Site Plan changes to discuss.

The Monroe County Health Department had a second look at the site plan and agreed that a change was required to the septic system/leach field. The protocol is to have them present before the board on March 1, 2021.

A motion was made by Mark Ballerstein, seconded by Steve Hitner, to address this issue as an Amended Site Plan for 550 Chase Road. This was approved.

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

Town Board liaison Phil Hurlbutt reported that the Sewer District will go for the bond now.

Zoning Board Workshop discussed a subject brought forward by the Fire Marshal. He is asking that all 2-family rentals be fire inspected every year.

Conservation Advisory Board Liaison Jeanine Klopp added that 600 seedlings were ordered for the Tree Giveaway in April.

Chris Schlieter added that they are ready to pick a date for the LWRP revision Kick-Off with Jane from the MRB Group.

#### **ADJOURNMENT**

A motion was made by Steve Hitner, seconded by Steve Lauth, to adjourn tonight's meeting barring no further business.

Members polled: Linda DeRue aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye. Motion carried.

Minutes respectfully submitted by,

Cheryl J. Pacelli

Clerk to the Planning Board

**The next scheduled meeting of the Hamlin Planning Board will be held on Monday, March 1, 2021 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 16, 2021 at 12 noon.**