

Hamlin Planning Board Agenda

Monday, May 3, 2020

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, Steve Lauth, Dave Martin, Chris Schlieter, Mark Ballerstein, James Nesbitt, Steve Hitner.

Approval of the Monday, April 5, 2021 meeting minutes. Additions, deletions, or corrections to tonight's meeting.

PUBLIC HEARING

SPECIAL USE PERMIT

**MICHAEL & LISA MELLORS
408 DRAKE ROAD**

Application of Michael & Lisa Mellors, owners, Alan Fielder, seeking Special Use Permit for a Single Apartment in a Single-Family Dwelling. Tax Account# 020.04-1-11. This is in the R-M Zoning District. The following documents have been submitted for review:

- Letter of Intent
- Special Use Permit Application for a Single Apartment in s Single Family Dwelling
- Location Maps of Property
- Real Estate Information
- Mortgage Sale Approval Forms
- Photos of Existing Kitchen
- Aerial Photos of Property

Michael Mellors represented himself before the board. He and his wife have placed an offer on 408 Drake Road. They plan to close on the property on Wednesday, April 7, 2021. It has been discovered during the process of this purchase that while the property is listed as a two-family, there was no evidence that a Special Use Permit for a single apartment in a single-family dwelling was granted. They plan to have their mother and father reside in the apartment and then later in the future their son will reside in the apartment. The dwelling will meet all of the criteria for this Special Use Permit per Town Code§520-40 as follows:

- (1) The exterior of the dwelling in which the single apartment is proposed appears as a single-family dwelling. For example, the dwelling must have a single house number and no more than one garage (which may be designed, however, for two or more cars), and there may be no external staircase or double door.
- (2) The owner of the premises must reside on-premises and be a primary occupant of the dwelling.
- (3) All utility services must be shared by the apartment occupant and owner-occupant of the dwelling. There must be single electric, gas and water meters.
- (4) Interior rooms must be available and accessible to both the apartment occupant and owner-occupant of the main dwelling.
- (5) The apartment must be designed and constructed so that the apartment can be discontinued and the dwelling reverts to single-use without structural alteration.
- (6) Adequate off-street parking is available for use by residents of the apartment via the same driveway access for the single-family dwelling.

A motion was made by Steve Lauth, seconded by Dave Martin, to schedule a Public Hearing on May 3, 2021 after 7:00pm for the Application of Michael & Lisa Mellors, owners, Alan Fielder, seeking Special Use Permit for a Single Apartment in a Single-Family Dwelling. Tax Account# 020.04-1-11. This is in the R-M Zoning District.

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

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**MARY JANE DREHER
6676 GREENWOOD PARKWAY**

Application of Mary Jane Dreher, owner, Mary Jane Dreher, seeking a Conservation Corridor Development Permit to install a 100- foot dock (85-feet into the water and 15-feet on land) within 100-feet of Lake Ontario. This is in the S/R zoning district, LWRP, CEHA Area. Tax account# 007.51-01-003.

AGENDA

PRELIMINARY & FINAL SINGLE LOT SUBDIVISION

**MICHAEL & SARAH LEE
2 SUMMER HAVEN DRIVE**

Application of Michael & Sarah Lee, owners, Michael & Sarah Lee, seeking Preliminary & Final Single Lot Subdivision for a new dwelling to be located at 2 Summer Haven Drive, Hilton, NY 14468. This is in the S/R Zoning District, LWRP. Account# 008.15-1-4.

AGENDA

PROPERTY SPLIT

**ROGER YOUNG
756 DRAKE ROAD**

Application of Roger Young, owner, Roger Young, seeking a Property Split of a parcel located at 756 Drake Road. The intent is to create 3 parcels out of 1. Tax account# 028.02-001-026.1. This is in the R-VL zoning district.

DISCUSSION

ADJOURNMENT

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, June 7, 2021 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 18, 2021 at 12 noon.