

Hamlin Planning Board Minutes

Monday, June 7, 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 (excused), Steve Lauth (excused), Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye.

Present: Attorney Keith O'Toole, Scott Mattison MRB Group, Town Board Liaison Joel Yager (in for Phil Hurlbutt), Angel Male, Alice Hoertz, Glenn Hoertz, Michael D'Angelo, Conservation Advisory Board Liaison Jeanine Klopp, Karen Przyklek, Scott Hepler Ultimate Dock, Michael McCarthy.

Approval of the May 3, 2021 meeting minutes. Additions, deletions, or corrections to tonight's meeting. A motion was made by Steve Hitner, seconded by, James Nesbitt to approve the meeting minutes of May 3, 2021 as recorded. Members polled: Dave Martin aye, Chris Schlieter (abstain), Mark Ballerstein, James Nesbitt aye, Steve Hitner aye. Motion carried.

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**SUE RICHARDS
6330 SHORE ACRES DRIVE**

Application of Sue Richards, owner, Sue Richards, seeking a Conservation Corridor Development Permit to install a generator outdoors within 100 feet of Lake Ontario. This is in the S/R zone, CEHA area, Conservation Corridor Development Area. Tax account# 008.45-1-022.1. A CEHA variance has been granted. The following documents have been submitted for review:

- Letter of Intent
- Conservation Corridor Development Permit Application
- Instrument Survey
- Photo of Property
- LWRP

Michael D'Angelo represented the applicant before the board. A generator is proposed 5 feet from any window, door, vent, or opening. This will be required to be installed on a pad to be minimum of 252 BFE.

A motion was made by Mark Ballerstein, seconded by, James Nesbitt, to grant the Application of Sue Richards, owner, Sue Richards, seeking a Conservation Corridor Development Permit to install a generator outdoors within 100 feet of Lake Ontario. This is in the S/R zone, CEHA area, Conservation Corridor Development Area. Tax account# 008.45-1-022.1. A CEHA variance has been granted. The following documents have been submitted for review:

- Letter of Intent
- Conservation Corridor Development Permit Application
- Instrument Survey
- Photo of Property
- LWRP

The CEHA variance has been granted by the Zoning Board of Appeals on May 17, 2021. This is a Type II Action Under SEQR.

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

AGENDA

RESIDENTIAL SKETCH PLAN APPLICATION

**ALICE AND GLENN HOERTZ
4095 BRICK SCHOOLHOUSE ROAD**

Application of Alice and Glenn Hoertz, owners, Alice and Glenn Hoertz, seeking a Residential Sketch Plan Approval for a Single Lot Subdivision located at 4095 Brick Schoolhouse Road. Tax account# 020.02-3-19.2. This is in the R-M zoning district. The following documents have been submitted for review:

- Letter of Intent
- Residential Sketch Plan Application
- "Preliminary & Final" Single Lot Subdivision Application
- Photo of Original Subdivision Map
- Site Plan

John Sciarabba of LandTech represented the applicant before the board. This lot was a part of the Podgers Subdivision Lot #8. It was last approved in 1996. This will be the 3rd approval. The dwelling has an 89-foot front setback, 48-feet from the east lot line and 36-feet from the west lot line. It will be a ranch style dwelling.

Scott Mattison of MRB group added it appears that the sanitary and water lateral are in the middle of the driveway.

John Sciarabba stated that this plan has a different footprint than the original site plan.

Attorney Keith O'Toole added that the SEQR has already been done and it is just a tweak of an already approved site plan.

Chris Schlieter added that there are 2 Church Roads on the site plan. One will need to be removed.

A motion was made by Mark Ballerstein, seconded by, James Nesbitt, to approve the Application of Alice and Glenn Hoertz, owners, Alice and Glenn Hoertz, seeking a Residential Sketch Plan Approval for a Single Lot Subdivision located at 4095 Brick Schoolhouse Road. Tax account# 020.02-3-19.2. This is in the R-M zoning district. The following documents have been submitted for review:

- Letter of Intent
- Residential Sketch Plan Application
- "Preliminary & Final" Single Lot Subdivision Application
- Photo of Original Subdivision Map
- Site Plan

This will be a conditional approval based on the age of the subdivision map.

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

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**KAREN PRZYKLEK
6440 SHORE ACRES DRIVE**

Application of Karen Przyklek, owner, Karen Przyklek, seeking a Conservation Corridor Development Permit to place a 16' x 16' pre-fabricated shed on the west side yard of her property which is in the CCD Area. This will be placed on what appears to be the existing septic system/leach field. The owner is aware of the risk of any item placed on top of a septic system area. The CEHA permit has been granted by the Zoning Board of Appeals. This is in the CEHA, CCD, Floodplain, and LWRP. Tax account# 007.52-1-15. The following documents have been submitted for review:

- Letter of Intent
- Coastal Erosion Hazard Area Permit
- Aerial Photo of Property
- Septic System Location Map

- Instrument Survey Map

Karen Przyklek represented herself before the board. She would like to add the largest shed allowed, 16' x 16', on her property located close to the existing leach field. It will be 5-feet off the west side property line.

Conservation Advisory Board Liaison Jeanine Klopp stated it is consistent with the policies of the LWRP.

Scott Mattison of MRB Group added that it is never a good idea to place anything on top of a leach field. But there are no engineering issues. Sewers will be installed in the future. He also added that the existing concrete tank more than likely will have a hole punched in the bottom, will be crushed and filled in with stone.

Attorney Keith O'Toole added that on the leach field is not a desirable location, there are no engineering issues.

A motion was made by Dave Martin, seconded by, Mark Ballerstein, to designate the Application of Karen Przyklek, owner, Karen Przyklek, seeking a Conservation Corridor Development Permit to place a 16' x 16' pre-fabricated shed on the west side yard of her property which is in the CCD Area as a Type II SEQR.

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

A motion was made by Dave Martin, seconded by, Mark Ballerstein, to grant the Application of Karen Przyklek, owner, Karen Przyklek, seeking a Conservation Corridor Development Permit to place a 16' x 16' pre-fabricated shed on the west side yard of her property which is in the CCD Area. This will be placed on what appears to be the existing septic system/leach field. The owner is aware of the risk of any item placed on top of a septic system area. The applicant will not hold the Town of Hamlin responsible for the location of the shed and any damage that may occur to the existing leach field concerning the placement of the shed. The CEHA permit has been granted by the Zoning Board of Appeals. This is in the CEHA, CCD, Floodplain, and LWRP. Tax account# 007.52-1-15. The following documents have been submitted for review:

- Letter of Intent
- Coastal Erosion Hazard Area Permit
- Aerial Photo of Property
- Septic System Location Map
- Instrument Survey Map

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

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**SCOTT HEPLER – SCOTT CLEINMAN
7096 TUCKER LANE**

Application of Scott Hepler, owner, Scott Cleinman, seeking a Conservation Corridor Development Permit to add a 144.18 rock wall revetment along the shoreline of Lake Ontario located at 7096 Tucker Lane within 100-feet of Lake Ontario. This is in the CEHA, CCD, Floodplain, and LWRP zone. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- DEC Permit Issued – No swamp pads needed at this location
- LWRP

Scott Hepler of Ultimate Dock represented the applicant before the board. He proposes to add a 144.18 long rock revetment along the Lake Ontario Shoreline.

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**SCOTT HEPLER – SCOTT CLEINMAN
7096 TUCKER LANE**

Application of Scott Hepler, owner, Scott Cleinman, seeking a Conservation Corridor Development Permit to add an 8-foot wide x 88-feet long open pile dock with a 12-foot x 24 - foot section attached to the existing bulkhead along the shoreline of Lake Ontario located at 7096 Tucker Lane within 100-feet of Lake Ontario. This is in the CEHA, CCD, Floodplain, and LWRP zone. Tax account# 007.01-1-7. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- DEC Permit
- LWRP
- DOS Letter
- Army Corp Letter -Provisional Permit
- DOS/Army Corp Approval Letter

Scott Hepler of Ultimate Dock represented the applicant before the board. The proposal is to add an 8-foot x 88-foot-long open pile dock with a 12-foot x 24-foot section attached to the existing bulkhead along the shoreline of Lake Ontario.

Scott Mattison of MRB Group added that copies of all permits should be in the property file. No engineering concerns. Conservation Advisory Board Liaison Jeanine Klopp stated that both projects are consistent with the policies of the LWRP.

Attorney O'Toole had no concerns.

A motion was made by Mark Ballerstein, seconded by, Dave Martin to approve the following:

Application of Scott Hepler, owner, Scott Cleinman, seeking a Conservation Corridor Development Permit to add a 144.18 rock wall revetment along the shoreline of Lake Ontario located at 7096 Tucker Lane within 100-feet of Lake Ontario. This is in the CEHA, CCD, Floodplain, and LWRP zone. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- DEC Permit Issued – No swamp pads needed at this location
- LWRP

Application of Scott Hepler, owner, Scott Cleinman, seeking a Conservation Corridor Development Permit to add an 8-foot-wide x 88-feet long open pile dock with a 12-foot x 24 - foot section attached to the existing bulkhead along the shoreline of Lake Ontario located at 7096 Tucker Lane within 100-feet of Lake Ontario. This is in the CEHA, CCD, Floodplain, and LWRP zone. Tax account# 007.01-1-7. The following documents have been submitted for review:

- Letter of Intent
- CEHA Application
- DEC Permit
- LWRP
- DOS Letter
- Army Corp Letter -Provisional Permit
- DOS/Army Corp Approval Letter

Both applications are TYPE II Under SEQR.

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

DISCUSSION

Town Board Liaison Joel Yager reported that all is good with the Town Board. There was talk at the LWRP meeting that to the center of the town could be placed into the LWRP. Jeanine Klopp attended the public forum informational meeting for the LWRP at Hamlin Beach. Quite a few issues were brought up at the meeting.

Chairperson Chris Schlieter added that the corridor into Rte. 19 could be made into a Corridor of Importance. This would be a Master Plan Issue. It could also identify AG Business Areas.

Scott Mattison of the MRB Group reported that they are waiting for the DEC permit and the Geo Tech Report. They had expected this information last January 2021.

Attorney Keith O'Toole added that adding the tax account# to the motions and resolutions is not a bad idea.

Chairperson Chris Schlieter added he attended the last ZBA mtg and generators were on the agenda.

Hamlin Republican Committee Nominated Candidate for Town Council Angel Male introduced herself and added that if anyone has any questions for her to please contact her. She is looking forward to working with the residents of the Town of Hamlin.

ADJOURNMENT

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

Members polled: 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, July 5, 2021 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is June 22, 2021 at 12 noon.