

**Hamlin Planning Board Minutes**

**Monday, May 2, 2022**

**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 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 excused, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye.

**Present:** Town Engineer J.P. Schepp, Attorney Keith O’Toole, Supervisor Steven Baase, Paul Kondolf, Charlie Branham, Timothy Slossar, Conservation Advisory Board Vice Chairperson Jeanine Klopp.

**Approval of the Monday, April 4, 2022 meeting minutes.** Additions, deletions, or corrections to tonight’s meeting. A motion was made by,

**AGENDA**

**PROPERTY MERGE**

**TIMOTHY HERVEY  
760 LAKE ROAD EAST FORK**

Application of Timothy Hervey, owner, Timothy Hervey, seeking a property merge of a newly acquired vacant land parcel Tax account# 013.02-1-7.2 to be merged with his current parcel Tax account#013.02-1-6. This is in the R-VL zoning district.

This application will be added to the June 6, 2022 meeting as there was no one present to represent the applicant.

**AGENDA**

**MYLAR RE-SIGNING**

**SHARON STOEKE  
816 HAMLIN CENTER ROAD**

Application of Sharon Stoeke, owner, Sharon Stoeke, a mylar resigning for 816 Hamlin Center Road. This was originally signed in May of 2002. It was re-signed in February 15, 2015. The new owner is asking for a second re-signing. This will be the 3<sup>rd</sup> revision of the design of the dwelling. This is in the R-VL zoning district. Tax account# 021.04-01-021.21.

Paul Kondolf represented the owner before the board. The first application was before the board in 2002 and it included a 4- bedroom dwelling with an attached garage. It also showed a 4- bedroom septic system. This plan was approved in 2002. A mylar-signing was approved in 2015 as a new plan for the original dwelling was presented. The plan presented now is going back to the original dwelling plan. The previously approved septic system will stay as it is approved for a 4-bedroom dwelling, as it is sufficient for the 3-bedroom dwelling.

No concerns from board members.

J.P. Schepp had no engineering concerns

Attorney Keith O’Toole added that nothing has changed per the site plan and there is no new SEQR designation required.

A motion was made by Mark Ballerstein, seconded by Linda DeRue, to re-sign the 2002 site plan. This will be the 2nd revision of the original dwelling location. The dwelling will have an attached garage and the barn that was on the 2015 site plan will be omitted. The following documents have been submitted for review:

- Letter of Intent

- 2002 Site Plan
- 2015 Revised Site Plan with Mylar Resigning
- 2022 Site Plan with Revisions to the Dwelling.

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

**AGENDA**

**ADDITION TO MEETING – SITE PLAN CHANGE**

**TIMOTHY SLOSSAR  
131 VICTOR LANE**

Possible change to site plan in relation to sewer line hookup.

Tim Slossar represented himself before the board. Monroe County Pure Waters has agreed to allow the sewer hook-up with a Liber & Page shown on the mylar.

A motion was made by Dave Martin, seconded by, Steve Hitner, to approve the location of the sewer hook-up. 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**

**SPECIAL USE PERMIT APPLICATION**

**NEXT/ERA ENERGY/EUGENE DOLLARD  
1764 WALKER LAKE ONTARIO ROAD**

Application of DG New York CS V, LLC, owner, Eugene Dollard, seeking Special Use Permit per Town Code §520-36B (1), for Large-Scale Solar Energy System on Parcel; Tax ID# 30.02-1-2 located at 1764 Walker Lake Ontario Road. This is in the R-VL zone and the AG district.

Charlie Bramham represented Next/Era Energy before the board. He stated that there has not been a lot of changes. They have received their letters from the DEC and Ag. J.P. Schepp asked if this was only for the subdivision. Keith O’Toole added that a Public Hearing should be scheduled for site plan and subdivision.

A motion was made by Mark Ballerstein, seconded by James Nesbitt, to schedule a Public Hearing on June 6, 2022 at 7:00pm for the Application of DG New York CS V, LLC, owner, Eugene Dollard, seeking Special Use Permit per Town Code §520-36B (1), for Large-Scale Solar Energy System on Parcel; Tax ID# 30.02-1-2 located at 1764 Walker Lake Ontario Road. This is in the R-VL zone and the AG district. Members polled: Linda DeRue aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye. Motion carried.

**AGENDA**

**PROPERTY SPLIT**

**NEXT/ERA ENERGY/EUGENE DOLLARD  
1764 WALKER LAKE ONTARIO ROAD**

Application of NextEra Energy/Eugene Dollard, seeking a property subdivision split of one parcel into 2 parcels. Tax Account # 030.02-1-2. This is in the R-VL zone and the AG district.

A motion was made by Mark Ballerstein, seconded by James Nesbitt, to schedule a Public Hearing on June 6, 2022 at 7:00pm for Application of NextEra Energy/Eugene Dollard, seeking a property subdivision split of one parcel into 2 parcels. Tax Account # 030.02-1-2. This is in the R-VL zone and the AG district. This is in the R-VL zone and the AG district. Members polled: Linda DeRue aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye. Motion carried.

## **DISCUSSION**

Jeanine Klopp reported on the 2022 Tree Giveaway. It was successful as it was the day after Earth Day. They ran out of trees early and they were all gone when residents came back for more trees.

Supervisor Steven Baase reported on the following:

- 1- Brush Pick up will run from May 9-13.
- 2- At Zoning Workshop reviewed the noise ordinance, reviewing to change the barbed wire code, reviewing the S/R and the S/C codes to possibly allow smaller lots and dwellings. These dwellings would still be required to be on a permanent foundation. Camping trailers to change the time and use.
- 3- The Town has hired Elizabeth Spencer for the position of Assessor.
- 4- Interviews will be conducted for the position of Town Fire Marshal. Ron Bragg the current Fire Marshal will be retiring on May 31, 2022.

J.P. Schepp reported on the Lakeshore Sewer Project. Not much has changed. There are still residents that need to sign and return the required easements to the Town Clerk. Dave Martin asked how soon will this project start. Possibly late fall early winter.

## **ADJOURNMENT**

A motion was made by Steve Hitner, seconded by Mark Ballerstein, 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, June 6, 2022 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is May 17, 2022 at 12 noon.**