

Hamlin Planning Board Minutes

Tuesday, September 6, 2022

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.

Chairperson Chris Schlieter welcomed Sharon Steigerwald as the newest member of the Planning Board.

Roll call: Steve Lauth, Dave Martin, Chris Schlieter, Mark Ballerstein, James Nesbitt, Steve Hitner, Sharon Steigerwald

Approval of the August 1, 2022 meeting minutes to include a correction. A motion was made by Steve Hitner, seconded by Dave Martin to approve the meeting minutes of August 1, 2022 as recorded. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald abstain.

The clerk will read the Legal Notice for those present.

PUBLIC HEARING

PRELIMINARY AND FINAL SINGLE LOT SUBDIVISION

KAREN TABER

5936 WEST WAUTOMA BEACH ROAD

Application of Karen Taber, owner, Karen Taber, seeking Preliminary and Final single lot subdivision at 5936 West Wautoma Beach Road. A single- family 2800 sq. ft. dwelling is proposed. There is already a single- family dwelling on the property which the applicant would like to reside in until the proposed dwelling is complete and at that point demolish the existing dwelling. The existing dwelling is in the CEHA. Tax account# 008.015-01-6.2. This is in the S/R zoning district, also, LWRP.

Rich Maier of Maier Land Surveying and Karen Taber (owner) represented the application before the board. The applicant would like to reside in the existing home, that will be demolished after the proposed dwelling is completed. They also plan on keeping items from the existing dwelling to possibly use in the new structure.

Chairperson Chris Schlieter opened the Public Hearing at 7:05 p.m.

It was asked if anyone present wished 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 portion of the meeting.

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

The issue of the drainage was discussed.

Attorney O'Toole remarked that the property owners would need permanent easements with the neighbors.

Chris Schlieter added that there is a force main existing now.

James Nesbitt brought forward that if a fence was ever considered for a side setback and placed on the lot line, that would reduce the distance from the fence and the dwelling. He would also like the fire marshal to review the site plan for emergency vehicle access.

Mark Ballerstein stated that according to the current plan the finish floor is 10" higher and the retaining wall is 30" higher. Maybe the dwelling placement could be reconfigured. He would also like to see a detailed topo added for E – W.

Karen Taber added that the proposal is for a 2100 sq. ft. dwelling where the site plan states that it is a 2800 sq. ft. dwelling.

Attorney O'Toole stated that the Planning Board has the right to have greater setbacks.

A motion was made by Chris Schlieter, seconded by Steve Lauth, to table the application of Karen Taber, owner, Karen Taber, seeking Preliminary and Final single lot subdivision at 5936 West Wautoma Beach Road. A single- family 2800 sq. ft. dwelling is proposed. This will be on the agenda for October 3, 2022 at 7:00 p.m. The deadline for application submittal is September 20, 2022 by 12 noon. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

PUBLIC HEARING
RESIDENTIAL SKETCH PLAN
PROPERTY SPLIT

THOMAS MANN
179 CHURCH ROAD

Application of Thomas Mann, owner, Thomas Mann, seeking a property split located at 179 Church Road. This will be to split the parcel into 2 lots. One lot will contain the dwelling and the other parcel will contain the horse farm. Tax account# 015.03-1-7.11. This is in the R-VL zoning and the AG District.

There was no-one present to represent the application. This is the second meeting that has been missed.

A motion was made by Chris Schlieter, seconded by Steve Lauth, to dismiss the application without prejudice due to non-attendance. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

AGENDA
PROPERTY MERGE

KLAFEHN RESUBDIVISION
901 & 911 CHURCH ROAD

Application of Dean & Lorraine Klafehn, Robert & Cindy Bryant, owners, Dean & Lorraine Klafehn & Robert & Cindy Bryant, seeking a property merge of 2 parcels into 1 parcel located at 901 & 911 Church Road. Tax account #'s 014.04-002-002.1 & 014.04-002-002.2. These are in the R-VL & AG Zoning District's.

Rich Maier of Maier Land Surveying represented the applicant before the board. This will be a property merge between 2 parcels.

Town Engineer J.P. Schepp had no comments.
Attorney O'Toole had no legal concerns. This is a Type II Action Under SEQR.

No board members had any negative comments.

A motion was made by Mark Ballerstein, seconded by Dave Martin to designate the Application of Dean & Lorraine Klafehn, Robert & Cindy Bryant, owners, Dean & Lorraine Klafehn & Robert & Cindy Bryant, seeking a property merge of 2 parcels into 1 parcel located at 901 & 911 Church Road as a Type II Action Under SEQR.

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

A motion was made by Mark Ballerstein, seconded by Dave Martin to approve the Application of Dean & Lorraine Klafehn, Robert & Cindy Bryant, owners, Dean & Lorraine Klafehn & Robert & Cindy Bryant, seeking a property merge of 2 parcels into 1 parcel located at 901 & 911 Church Road as a Type II Action Under SEQR.

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

AGENDA
PROPERTY MERGE

TIMOTHY HERVEY
760 LAKE ROAD EAST FORK

Application of Timothy Hervey, owner, Timothy Hervey, seeking property merge of property addition into existing parcel. Tax account #013.02-1-6 & 013.02-1-7.2. This is in the R-VL and the AG Zoning Districts.

Dave Martin recused himself as he was involved in the sale.

Timothy Hervey represented himself before the board. He is asking for a property merge of land acquired behind his existing lot to add to his existing lot.

There were no negative comments from the board, Planning Board Attorney or Town Engineer J.P. Schepp.

A motion was made by Steve Lauth, seconded by James Nesbitt to designate the application of Timothy Hervey, owner, Timothy Hervey, seeking property merge of property addition into existing parcel as a Type II Action Under SEQR.

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

A motion was made by Steve Lauth, seconded by James Nesbitt to approve the property merge for the Application of Timothy Hervey, owner, Timothy Hervey, seeking property merge of property addition into existing parcel. Tax account #013.02-1-6 & 013.02-1-7.2. This is in the R-VL and the AG Zoning Districts.

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

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**SHEPLER/HAMLIN
7548 SANDY HARBOR DRIVE**

Application for Shepler/Hamlin, owners, Shepler/Hamlin, seeking Conservation Corridor Development Permit to re-build a garage within 100 feet of the existing pond located at 7548 Sandy Harbor Drive. DEC approval. Tax account# 006.08-1-31. This is the S/R Zoning District. This is in the LWRP.

Daniel Wencek of DJW Construction represented the applicant before the board. It is proposed to tear down the current garage and replace it with a 16' x 28' two story garage. This proposal has DEC approval. The DEC approval was granted with the condition of no rest room/bathroom be added to the structure. LWRP site visit has been completed with no concerns with the exception of no restroom/bathroom to be allowed.

A motion was made by Mark Ballerstein, seconded by Steve Lauth to designate the Application for Shepler/Hamlin, owners, Shepler/Hamlin, seeking Conservation Corridor Development Permit to re-build a garage within 100 feet of the existing pond located at 7548 Sandy Harbor Drive as a Type II Action Under SEQR.

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

A motion was made by Mark Ballerstein, seconded by Steve Lauth to grant the Application for Shepler/Hamlin, owners, Shepler/Hamlin, seeking Conservation Corridor Development Permit to re-build a garage within 100 feet of the existing pond located at 7548 Sandy Harbor Drive as a Type II Action Under SEQR.

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

AGENDA

PROPERTY SPLIT

**T & D GREENWELL PROPERTIES
336 CHURCH ROAD**

Application of T & D Greenwell Properties, owners, T & D Greenwell Properties, seeking a subdivision of land located at 123 Walker Road. Tax account# 023.03-002-0021. This is in the R-VL Zoning District.

Rich Maier of Maier Land Surveying represented the applicant before the board. He asked if the Short EAF can be placed online for easier access to that form. The clerk will take care of that.

Town Engineer J.P. Schepp added that the utilities, well, water line should be shown on the site plan. There were no negative comments from the Town Engineer, Planning Board Attorney or the board members.

A motion was made by Dave Martin, seconded by Steve Lauth, to schedule a Public Hearing for October 3, 2022 at 7:00 p.m. for the Application of T & D Greenwell Properties, owners, T & D Greenwell Properties, seeking a subdivision of land located at 123 Walker Road. Tax account# 023.03-002-0021. This is in the R-VL Zoning District.

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

AGENDA

PRELIMINARY & FINAL SINGLE LOT SUBDIVISION

BURROUGHS – KAISER SUBDIVISION 1067 & 1095 HAMLIN PARMA TOWN LINE ROAD

Application of Victor & Tiffany Burroughs, owner, Victor & Tiffany Burroughs, seeking Preliminary & Final Single Lot Subdivision to be located at 1095 & 1067 Hamlin Parma town Line Road. A single- family dwelling is proposed. Rax account #'s 023.010-01-010.2 7 8.11. This is in the C-NB Zoning District

Matt Tuttle of Schultz Associates represented the applicants before the board. Two pole barns are proposed before the house is started to protect items of value safe.

Town Engineer J.P. Schepp, asked about access to the sewer in the Town of Parma. It would need to be verified if this application would be an out of district user. Also, if boring under the force main gravity line would be allowed. The fire marshal will need to review the plans for emergency access for fire equipment.

Conservation Board liaison Jeanine Klopp had no comments at this time.

Attorney O'Toole added that the cover letter should be more complete on the intent of the project. Both parties names should be on the application.

A motion was made by Mark Ballerstein, seconded by Jim Nesbitt to schedule a Public Hearing on October 3, 2002 at 7:00 p.m. for the Application of Victor & Tiffany Burroughs, owner, Victor & Tiffany Burroughs, seeking Preliminary & Final Single Lot Subdivision to be located at 1095 & 1067 Hamlin Parma town Line Road

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

PUBLIC HEARING

PROPERTY SPLIT

HEBERLE – SOANES SUBDIVISION 530 MORTON ROAD

Application for Heberle – Soanes, owner, Joseph Heberle, seeking property split to create a three- lot subdivision creating a new 9.157-acre lot and expanding an existing lot to 2.000 acres from the combined 45.680-acre parcels. Tax account# 011.02-1-9. This is in the R-L & Ag Zoning District.

Matt Tuttle of Schultz Associates represented the applicants before the board. This will be a 3-lot subdivision.

Conservation Advisory Board Liaison Jeanine Klopp had no comments at this time.

J.P. Schepp added it will be 1 large lot with a second lot.

Attorney O'Toole asked for a Letter of Intent and to have all easements in place.

A motion was made by Steve Lauth, seconded by Jim Nesbitt to schedule a Public Hearing for October 3, 2022 at 7:00 p.m. for the Application for Heberle – Soanes, owner, Joseph Heberle, seeking property split to create a three- lot subdivision creating a new 9.157-acre lot and expanding an existing lot to 2.000 acres from the combined 45.680-acre parcels. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

DISCUSSION

Town Board Liaison Phil Hurlbutt reported the following:

The board added \$350,000.00 as a supplement to the Lakeshore Sewer Project.

The walking path at the Town Hall Campus has been completed.

A 9-hole disc golf course will be added to the Town Hall Campus. The Farm Land Protection Program had a meeting in August. They discussed the surveys that will be handed out for input soon.

Jeanine Klopp had no comments.

J.P. Schepp reported that the sewer has been awarded and there is a 30-day waiting Period. The Town of Parma is close to their pre-construction meeting.

ADJOURNMENT

A motion was made by Steve Hitner, seconded by Mark Ballerstein, to adjourn tonight's meeting barring no further business. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, Mark Ballerstein aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, October 3, 2022 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is September 20, 2022 at 12 noon.