

Hamlin Planning Board Minutes

Monday, October 3, 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.

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

Present: Thomas Mann, Conservation Board Liaison Jeanine Klopp, Alan Burch, Victor Burroughs, Bob Kaiser, Paula Reis, Joseph Heberle, Matt Tuttle of Schultz Assoc., Rich Maier of Maier Land Surveying, Town Board Liaison Phil Hurlbutt.

Approval of the September 6, 2022 meeting minutes to include a correction. A motion was made by Steve Hitner, seconded by Mark Ballerstein, to approve the meeting minutes of September 6, 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 aye.

The clerk will read the Legal Notice for those present.

PUBLIC HEARING **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 town has an updated website and the clerk will check into that request.

The Short EAF will be submitted in the morning.

There were no negative comments from the board. Attorney Keith O'Toole had no concerns but stated that this is an Unlisted Neg Dec under SEQR.

Chairperson Chris Schlieter opened the Public Hearing.

It was asked that anyone wishing to speak to please stand and state their name and address.

Alan Burch a previous owner asked what the new owner was going to use the barn for. The land surveyor stated that he did not know.

There was no one else wishing to speak.

Chairperson Chris Schlieter closed the Public Hearing.

A motion was made by Mark Ballerstein, seconded by Steve Lauth to designation this application as an Unlisted Neg Dec 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 approve 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. The one condition is that the Short EAF be submitted before the mylar is signed.

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

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. Tax account #'s 023.01-1-10.2 & 023.01-1-8.11. 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. He reported that there are no issues with Monroe County, Pure Waters, or the Department of Planning & Development.

There were no negative comments from the public or those present.

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.

A motion was made by Dave Martin, seconded by Steve Lauth to designation this application as an Unlisted Neg Dec 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 Dave Martin, seconded by, Steve Lauth, to approve 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. A single- family dwelling is proposed. Tax account #'s 023.01-1-10.2 & 023.01-1-8.11. This is in the C-NB 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.

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. The board had no comments or concerns.

Attorney Keith O’Toole added that the easement must be filed before the mylar is signed.

A motion was made by Dave Martin, seconded by Steve Lauth to designate this application as an Unlisted Neg Dec 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 Dave Martin, seconded by Steve Lauth to approve 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. With the condition that the easement, be presented before the mylar is signed. 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

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.

Minimum lot size is 2 acres, .98 is proposed. This will require an area variance.

Minimum required lot width is 250 feet, 130 feet is proposed. This will require an area variance.

There are 32 horses boarded on the property. There is presently a well that is used. A new water service will be required. Discussion with Monroe County Water Authority on the size of the line and the meter pit. An easement will be required to access the existing well.

The applicant will make application to be on the agenda for the Zoning Board of Appeals on October 17, 2022. Once the variances have been granted, the applicant will return to the Planning Board.

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.

******* ADDITION TO TONIGHT'S MEETING**

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

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

Application of Victor & Tiffany Burroughs, owner, Victor & Tiffany Burroughs, seeking Conservation Corridor Development Permit to add a single- family dwelling and 2 pole barns within 200 feet of the Conservation Corridor Overlay District. Tax account #'s 023.010-01-010.2 7 8.11. This is in the C-NB Zoning District.

Victor Burroughs represented himself before the board. He is proposing to build 2 barns and one dwelling within 200 feet of the Federal Wetlands on the property.

There were no negative comments from the board or anyone present.

A motion was made by Steve Lauth, seconded by Mark Ballerstein, to approve the Application of Victor & Tiffany Burroughs, owner, Victor & Tiffany Burroughs, seeking Conservation Corridor Development Permit to add a single-family dwelling and 2 pole barns within 200 feet of the Federal Wetland on the property. Tax account #'s 023.010-01-010.2 7 8.11. This is in the C-NB 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.

DISCUSSION

There were no further discussions for the evening.

ADJOURNMENT

A motion was made by Mark Ballerstein, seconded by Steve Lauth, 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, November 7, 2022 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is October 18, 2022 at 12 noon.

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