

Hamlin Planning Board Minutes

Monday, February 6, 2023

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 (excused), Sharon Steigerwald.

Present: J.P. Schepp Town Engineer, Attorney O’Toole, Town Councilperson Phil Hurlbutt, Jeremy Bauer, Michael Boss, Conservation Board Member Jeanine Klopp, Jerry Glogowski, Douglas Heath, Karin Unterborn, Rich Iuppa, Steve Delano, Gary & Debbie Dean, Brian Bedient, Frank Sassone, Pete Kruger.

Approval of the January 4, 2022 meeting minutes. A motion was made by James Nesbitt, seconded by Dave Martin, to approve the meeting minutes of January 4, 2023 as recorded. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried.

AGENDA

COMMERCIAL SITE PLAN MODIFICATION

**MICHAEL BOSS
47 KING STREET**

Application of Michael Boss, owner, Pete Kruger, seeking Commercial Site Plan Modification to operate a trucking business known as Boss Diesel Service, LLC. at 47 King Street. This will also include a diesel fuel tank to be permitted in the alley way in between 2 buildings. This is in the C-GB Zoning District. Tax account# 021.01-5-3.12.

Michael Boss represented himself before the board. He has been using the space as a storage facility for his diesel service business. He did have the 1000- gallon diesel fuel tank removed and relocated to a building parking lot on the other side of 74 King Street. A Short EAF form along with a detailed Letter of Intent has been received. He has 9 vehicles in his fleet. There is no regular maintenance done on site. Per Attorney Keith O’Toole ‘s suggestion last month, a site plan was provided by the owner of the property. There were no negative comments from the board.

A motion was made by Chris Schlieter, seconded by Sharon Steigerwald, to schedule a **Public Hearing for March 6, 2023** after 7:00pm. for the Application for Michael Boss, owner, Pete Kruger, seeking Commercial Site Plan Modification to operate a trucking business known as Boss Diesel Service, LLC. at 47 King Street. The diesel fuel tank will remain located in a parking lot located at 74 King Street and will have protective barriers placed around it. This is in the C-GB Zoning District. Tax account# 021.01-5-3.12. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

COMMERCIAL SITE PLAN MODIFICATION

**JEREMY BAUER
53 KING STREET**

Application of Jeremy Bauer, owner, Pete Kruger, seeking Commercial Site Plan Modification to operate a small engine repair and motorcycle storage business located at 53 King Street. This is in the C-GB Zoning District. Tax account# 021.01-5-3.12. This is in the C-GB Zoning District.

Jeremy Bauer represented himself before the board. He is operating a small engine, ATV repair shop. No cars or trucks are repaired at the location. A Short EAF form along with a detailed Letter of Intent has been received.

Many of the same issues also pertain to the application before this one. There were no negative comments from the board.

A motion was made by Steve Lauth, seconded by Dave Martin, to schedule a **Public Hearing for March 6, 2023** after 7:00pm for the Application for Jeremy Bauer, owner, Pete Kruger, seeking Commercial Site Plan Modification to operate a small engine repair and motorcycle storage business located at 53 King Street. This is in the C-GB Zoning District. Tax account# 021.01-5-3.12. This is in the C-GB Zoning District. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

PROPERTY MERGE /LOT LINE ADJUSTMENT

KARIN UNTERBORN

896 HAMLIN CLARKSON TOWN LINE ROAD

Application of Karin Unterborn, owner, Karin Unterborn, seeking a property merge/lot line adjustment for a 50' x 290' strip of land off the southeast corner of lands of Roger Young (which she has purchased) to the north line of her residence parcel from Tax# 028.02-1-26.1 to Tax account# 028.020-1-25. This is in the R-VL Zoning District.

Doug Heath represented the applicant before the board. She has purchased at 50' x 290' strip of land from the Young Irrevocable Trust and would like to merge it into her own residential property.

Conservation Board member Jeanine Klopp stated that there are no concerns as there will be no development of this parcel.

J.P. Schepp had no engineering concerns.

Attorney Keith O'Toole stated that a more accurate description of the application is a Lot Line Adjustment.

There were no negative comments from the board.

A motion was made by Dave Martin, seconded by Steve Lauth to designate the Application of Karin Unterborn, owner, Karin Unterborn, seeking a property merge/lot line adjustment for a 50' x 290' strip of land off the southeast corner of lands of Roger Young, (which she has purchased), to the north line of her residence parcel from Tax# 028.02-1-26.1 to Tax account# 028.020-1-25 as a Type II Neg Declaration Under SEQR. This is in the R-VL Zoning District. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried.

A motion was made by Dave Martin, seconded by Steve Lauth, to grant the application of Karin Unterborn, owner, Karin Unterborn, seeking a merge/lot line adjustment for a 50' x 290' strip of land off the southeast corner of lands of Roger Young (which she has purchased) to the north line of her residence parcel from Tax# 028.02-1-26.1 to Tax account# 028.020-1-25. This is in the R-VL Zoning District. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

PROPERTY SPLIT

STEVE DELANO

2431 BRICK SCHOOLHOUSE ROAD

Application of Steve Delano, owner, Steve Delano, is proposing to subdivide the 20.1- acre property into 2 code compliant lots. Lot 1 (address is a proposed address and will not be valid until the entire project is filed with Monroe County and issued a tax account number for 2435 Brick Schoolhouse Road) will be developed with a new single-family home served by an existing driveway, proposed water service, and proposed on-site septic system. Lot 2 will contain an existing home, which will share use of the existing driveway with Lot 1. A proposed easement is reflected in the plans to accommodate the shared access. Lot 2 Tax account# 022.02-1-2.261. This is in the R-VL Zoning District.

Steve Delano represented himself before the board. He proposes to sell his existing home to his daughter and then build a new home for he and his wife up on the hill behind the existing dwelling. There is an existing barn on the hill that he rents out to a farmer for extra storage of farm equipment.

A motion was made by Dave Martin, seconded by Mark Ballerstein, to schedule a **Public Hearing for March 6, 2023** after 7:00pm for the Application of Steve DeLano, owner, Steve DeLano, is proposing to subdivide the 20.1- acre property into 2 code compliant lots. Lot 1 (address is a proposed address and will not be valid until the entire project is filed with Monroe County and issued a tax account number for 2435 Brick Schoolhouse Road) will be developed with a new single-family home served by an existing driveway, proposed water service, and proposed on-site septic system. Lot 2 will contain an existing home, which will share use of the existing driveway with Lot 1. A proposed easement is reflected in the plans to accommodate the shared access. Lot 2 Tax account# 022.02-1-2.261. This is in the R-VL Zoning District. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

RESIDENTIAL SKETCH PLAN

**STEVE DELANO
2431 BRICK SCHOOLHOUSE ROAD**

Application of Steve DeLano, owner, Steve Delano seeking Residential Sketch Plan proposing a new single-family residential structure to be built at 2435 Brick Schoolhouse Road. This will be served by an existing driveway, proposed public water service, and proposed private on-site septic system. This is in the R-VL Zoning District.

This discussion was added to the next entry for Preliminary Single Lot Subdivision.

AGENDA

RESIDENTIAL PRELIMINARY & FINAL SINGLE LOT SUBDIVISION

**STEVE DELANO
2431 BRICK SCHOOLHOUSE ROAD**

Application of Steve DeLano, owner, Steve Delano seeking Residential Preliminary & Final Single Lot Subdivision proposing a new single-family residential structure to be built at 2435 Brick Schoolhouse Road. This will be served by an existing driveway, proposed public water service, and proposed private on-site septic system. This is in the R-VL Zoning District.

Steve Delano represented himself before the board. He proposes to sell his existing home to his daughter and then build a new home for he and his wife up on the hill behind the existing dwelling. There is an existing barn on the hill that he rents out to a farmer for extra storage of farm equipment.

Attorney O'Toole asked about the common driveway for the 2 properties. An easement document will be required. J.P. Schepp asked about the water service and tapping into the main. Steve stated that it will be a 2" water line. The fire Marshal will be required to review the plans and provide a written report for fire protection and accessibility by emergency vehicles. A bump out will be required for the driveway. Which may be required to be 16 feet for a 12' driveway.

A motion was made by Dave Martin, seconded by Mark Ballerstein, to schedule a **Public Hearing for March 6, 2023** after 7:00pm for the Application of Steve DeLano, owner, Steve Delano, seeking Residential Preliminary & Final Single Lot Subdivision proposing a new single-family residential structure to be built at 2435 Brick Schoolhouse Road. This will be served by an existing driveway, proposed public water service, and proposed private on-site septic system. This is in the R-VL Zoning District. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

SITE PLAN/MYLAR CHANGE APPROVAL

**MANK SUBDIVISION
307 DRAKE ROAD**

This is a Mylar re-signing due to Monroe County 's request for changes. There was a request for a subdivision name change and a lot number change.

Jerry Glogowski represented the Mank's before the board, The county requested that the project name to be changed and to include a new tax account ID number,

A motion was made by Mark Ballerstein, seconded by Steve Lauth, to re-sign the mylar. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT

**FRANK SASSONE
6596 SHORE ACRES ROAD**

Application of Frank Sassone, owner, Frank Sassone, seeking Conservation Corridor Development Permit to install a generator on his property within 100 feet of the lake. Tax account# 007.51-2-5. This is in the S/R, LWRP, CEHA.

Brian Bedient represented the applicant before the board. It is proposed to add a generator to the east side of his dwelling that will be 5 feet from all doors, windows, openings and vents. The applicant already was granted from the Zoning Board of Appeals. This generator will be fueled by propane.

Conservation Board Member Jeanine Klopp stated that there are no LWRP concerns. This is consistent with the policies of the LWRP.

There were no negative comments from the board.

A motion was made by Mark Ballerstein, seconded by Steve Lauth to designate the Application of Frank Sassone, owner, Frank Sassone, seeking Conservation Corridor Development Permit to install a generator on his property within 100 feet of the lake as a Type II Action Under SEQR. Tax account# 007.51-2-5. This is in the S/R, LWRP, CEHA. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried

A motion was made by Mark Ballerstein, seconded by Steve Lauth, to grant the application of Frank Sassone, owner, Frank Sassone, seeking Conservation Corridor Development Permit to install a generator on his property within 100 feet of the lake as a Type II Action Under SEQR. Tax account# 007.51-2-5. This is in the S/R, LWRP, CEHA. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried.

DISCUSSION:

MYLAR RE-SIGNING

**DEBBIE & GARY DEAN
1138 PECK ROAD**

Gary & Debbie Dean, owners, Gary & Debbie Dean, requesting advice on whether or not their subdivision, Dean-Skidmore (Hamlin Center Road 1995) is still valid or if they are required to provide a new site plan for approval. They may be looking to sell.

The Deans represented themselves before the board. They would like to sell a lot that they own. As a result of the original subdivision approval of 1995, this site plan approval has expired. It would require re-approval from the board. Can the lot stand on its own and were there easements recorded for the driveway(s). They were advised by the board, engineer, and attorney; that the best option was to contact a real estate professional for advice.

Town Councilperson Phil Hurlbutt added that a Battery Storage Law will be added to the code soon.

The Farmland Protection Plan is waiting for signatures to be obtained to get the grant.

Town Engineer J. Schepp stated that the Lakefront Sewer Project is progressing. They are working on the Walker Lake Ontario pipeline. He is working with the DOS on the LWRP.

Attorney Keith O'Toole had no new comments on new issues.

ONGOING DISCUSSION: 1668 REDMAN ROAD - FARM LABOR CAMP - BRIGHTLY FARMS

Brightly Farm Labor Camp located at 1668 Redman Road. This has received all approvals required for a Farm Labor Camp from the Zoning Board of Appeals.

Jerry Glogowski presented the Mylar to the board to sign for the 1668 Redman Road Farm Labor Camp Project. This has the Department of Public Health signature for approval.

A motion was made by Mark Ballerstein, seconded by Steve Lauth, to schedule a **Public Hearing for March 6, 2023** after 7:00pm for a Mylar signing of 1668 Redman Road for a Farm Labor Camp. Members polled: Sharon Steigerwald aye, Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Mark Ballerstein aye. Motion carried.

ADJOURNMENT

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

The next scheduled meeting of the Hamlin Planning Board will be held on Monday, March 6, 2023 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is January 17, 2023 at 12 noon.