

## Hamlin Planning Board Agenda

Monday, March 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, Sharon Steigerwald.

**Approval of the February 6, 2023 meeting minutes.**

### PUBLIC HEARING

#### COMMERCIAL SITE PLAN MODIFICATION

**MICHAEL BOSS  
47 & 74 KING STREET**

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 & 74 King Street. This is in the C-GB Zoning District. Tax account# 021.01-5-3.12.

### PUBLIC HEARING

#### COMMERCIAL SITE PLAN MODIFICATION

**JEREMY BAUER  
53 KING STREET**

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.

### PUBLIC HEARING

#### 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

### PUBLIC HEARING

#### RESIDENTIAL PRELIMINARY SINGLE LOT SUBDIVISION

**STEVE DELANO  
2431 BRICK SCHOOLHOUSE ROAD**

Application of Steve DeLano, owner, Steve Delano seeking Residential Preliminary 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.

**PUBLIC HEARING**

**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.

**AGENDA**

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**MARY JO BEERS  
7646 NEWCO DRIVE**

Application of Mary Jo Beers, owner, Mary Jo Beers, seeking Conservation Corridor Development Permit to install additional rip rap along the Lake Ontario Shoreline located at 7646 Newco Drive within 100 feet of Lake Ontario. The plans show that approx. 167 linear feet will be armored with additional 1-3 -ton rocks with geotextile fabric placed landward of the existing 3-8 ton rocks. According to information provided, there will be no excavation or filling below the mean high -water line of the lake. This is in the S/R Zoning District, CEHA and Conservation Corridor Development Area & LWRP. Tax account# 006.08-1-3.1.

**AGENDA**

**CONSERVATION CORRIDOR DEVELOPMENT PERMIT**

**BRIAN DONOVAN  
5910 WEST WAUTOMA BEACH ROAD**

Application of Brian Donovan, owner, Brian Donovan, seeking Conservation Corridor Development Permit to add an additional 30 feet of armor stone for bank stabilization and erosion control within 100 feet of Lake Ontario. The Department of State has submitted a document of general consistency for this project. It has also been deemed consistent with the policies of the LWRP. Tax account# 008.15-1-8. This is in the S/R Zoning District, LWRP, Floodplain, Conservation Corridor Development Area.

**AGENDA**

**RESIDENTIAL SKETCH PLAN**

**DON SOANES  
530 MORTON ROAD**

Application of Don Soanes, owner Don Soanes, seeking a Residential Sketch Plan for Lot 2 of the Heberle – Soanes Subdivision. The intent is to obtain approval for a single- family home with associated improvements on 8.85 acres. This is in the R-L Zoning District. Tax account# 006.120-02-016.111.

**AGENDA**

**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.

The following variances have been approved by the Zoning Board of Appeals:

Minimum lot size is 2 acres, .908 is proposed. Variance granted by the Zoning Board

Minimum required lot width is 250 feet, 130 feet is proposed. Variance granted by the Zoning Board of Appeals

\*Please have all members bring the application information from the residents earlier Planning Board presentation.

**AGENDA**

**RESIDENTIAL SKETCH PLAN**

**THOMAS MANN  
179 CHURCH ROAD**

Application of Thomas Mann, owner, Thomas Mann, seeking a Residential Sketch Plan Application for property 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.

The following variances have been approved by the Zoning Board of Appeals:

Minimum lot size is 2 acres, .908 is proposed. Variance granted by the Zoning Board

Minimum required lot width is 250 feet, 130 feet is proposed. Variance granted by the Zoning Board of Appeals  
\*Please have all members bring the application information from the residents earlier Planning Board presentation.

### **DISCUSSION**

### **ADJOURNMENT**

**The next scheduled meeting of the Hamlin Planning Board will be held Monday, April 3, 2023 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 21, 2023 at 12 noon.**