Hamlin Planning Board MINUTES

October 7, 2024

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 Vice-Chairperson, Dave Martin 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 (excused), Ed Nelson, James Nesbitt, Steve Hitner, Sharon Steigerwald.

Present: Planning Board Attorney Keith O'Toole, Town Board Liasion Phil Hurlbutt, Matt Tuttle of Schultz Associates, Marissa Kawyn, Heidi Kawyn, Nicholas Kawyn, Conservation Board liasion Jeanine Klopp, Morgan M. Honan, Jonathan Vogler, Dan Philmon, Brittney Leatzaw, Austin Leatzaw.

Approval of the September 3, 2024 meeting minutes. A motion was made by Steve Lauth, seconded dually by, Ed Nelson & Steve Hitner to approve the meeting minutes of September 3, 2024 as recorded. Motion carried: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

PUBLIC HEARING CONTINUATION

FINAL SINGLE LOT SUBDIVISION **MORGAN & ANDREW HONAN**
180 KETCHUM ROAD

Application of Morgan & Andrew Honan, owners, Morgan & Andrew Honan, seeking "Preliminary & Final" Single Lot Subdivision Approval to build a single-family dwelling to be located at 180 Ketchum Road. This is in the R-VL Zoning District. Tax account# 014.02-1-13.214.

Matt Tuttle of Schultz Associates represented the applicants before the board. This parcel contains 9 acres. The location of the house meets the zoning requirements for front setback. The owners have stated that they would plant arborvitaes on the side lot lines. This application has satisfied all legal & engineering issues.

Marissa Kawyn explained that they do not want arborvitaes along the side lot line, there is already a hedgerow there that while it covers most of the view, in the winter there is no privacy coverage as the foliage has fallen off. She hunts on her property and she would not be able to use a gun or a bow to feed their family.

Morgan Honan added that they take their privacy seriously as they now reside in a tract. They are also hunters. The house will be a barn dominium concept. There will be windows on the west side of the home. The barn will be attached to the home. They own 9 acres and do not want the house closer to the road. 60 Ketchum Road also has a house that is far from the road.

Marissa Kawyn added that the house would be right at their home. No shooting would be allowed with the current proposed front setback. This is a land use issue.
Dave Martin remarked that the neighbors will work with you and the neighbors meet the code.
Steve Lauth added that hunting is an issue with the neighbor who hunts within the law.
Ed Nelson also stated that he cannot shoot on his property either.
A motion was made by Sharon Steigerwald, seconded by Ed Nelson to close the Public Hearing. Motion carried: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye. Motion carried.

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Attorney O'Toole stated that the Planning Board can make the decision of height or number of arborvitaes to be planted.
The owner has suggested that he was thinking of adding a berm with the plantings along the side lot line.
Conservation Board liasion Jeanine Klopp commented that she had nothing to add.
Matt Tuttle added that there will be a filed easement.
Steve Lauth added that the owners are well within their rights of where to place their house.
James Nesbitt brought forward that there is not a SEQR determination as of yet.

A motion was made by Steve Lauth, seconded by James Nesbitt to designate the Application of Morgan & Andrew Honan, owners, Morgan & Andrew Honan, seeking "Preliminary & Final" Single Lot Subdivision Approval to build a single-family dwelling to be located at 180 Ketchum Road as an Unlisted Neg Dec Action Under SEQR. Members polled: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald no. Motion carried.

A motion was made by Ed Nelson, seconded by Steve Lauth, to approve the Application of Morgan & Andrew Honan, owners, Morgan & Andrew Honan, seeking "Preliminary & Final" Single Lot Subdivision Approval to build a single-family dwelling to be located at 180 Ketchum Road. This is in the R-VL Zoning District. Tax account# 014.02-1-13.214. This is subject to the following condition: The plantings will be subject to approval by MRB Group for height and separation. Members polled: Members polled: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald no. Motion carried.

AGENDA

CONSERVATION CORRIDOR DEVELOPMENT PERMIT **BRITTNEY & AUSTIN LEATZAW**
5864 WEST WAUTOMA BEACH ROAD

The applicants represented themselves before the board. They are proposing to add a fence to their existing property located at 5864 West Wautoma Beach Road within 100-feet of Lake Ontario. This is to keep other dogs located nearby out of their yard. This is considered a practical difficulty. The fence will be a 4- foot- high 50% opaque ornamental aluminum fence.

Brittney Leatzaw represented herself and her husband, Austin, before the board. They want to add a 4- foot- high ornamental aluminum 50% opaque fence with 2 gates to keep their dog safe that extends to the front waterside of their yard. They do have a Coastal Erosion Hazard Area Permit that has been issued by the Zoning Board of Appeals for the fence.

They have purchased and are in the process of closing on the lot to the west of their property. They do plan to add the same style fence to that property also. They will make application to the building department for the fence.

There were no comments from the board.
Conservation Board Liasion Jeanine Klopp inspected the property as it is in the LWRP and has determined that the proposed fence is consistent with the policies of the LWRP.

A motion was made by Steve Lauth, seconded by James Nesbitt, to designate the application represented by the applicants before the board. They are proposing to add a fence to their existing property located at 5864 West Wautoma Beach Road within 100-feet of Lake Ontario as a Type II Action Under SEQR. Members polled: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald no. Motion carried.

A motion was made by Sharon Steigerwald, seconded by Ed Nelson, to approve the application represented by the applicants before the board. They are proposing to add a fence to their existing property located at 5864 West Wautoma Beach Road within 100-feet of Lake Ontario. This is to keep other dogs located nearby out of their yard. This is considered a practical difficulty. The fence will be a 4- foot- high 50% opaque ornamental aluminum fence. Members

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polled: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald yes. Motion carried

DISCUSSION

Conservation Board Liasion Jeanine Klopp reported that the Board purchased 5 trees from their 2024 allowed budget for planting on the Town Hall Campus.
It has been reported that the trap on the Town Hall Campus has not trapped any at this location.
Town Board Liasion Phil Hurlbutt reported that the board is still holding budget meetings for town departments. He has also received a draft of the Farmland Protection Plan that has been being worked on by the group.

ADJOURNMENT

A motion was made by Steve Lauth, seconded by, Sharon Steigerwald, to adjourn this meeting barring no further business. Members polled: Steve Lauth aye, Dave Martin aye, Ed Nelson aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald yes. Motion carried

Minutes respectfully submitted by:

Cheryl J. Pacelli
Support Board Clerk

The next scheduled meeting of the Hamlin Planning Board will be held Monday, November 4, 2024 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is October 22, 2024 at 12 noon.

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