Hamlin Planning Board Minutes

Monday, January 6, 2025

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 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, James Nesbitt, Steve Hitner, Sharon Steigerwald, Ed Nelson.

Present: Planning Board Attorney Keith O'Toole, Town Board Attorney Maureen L. Werner, Town Engineer J.P. Schepp, Conservation Board Liasion Jeanine Klopp, Town Board Liasion Phil Hurlbutt, Joe Kessler, Dennis Tubolino Sr, Eric Baetzhold, dan Doll, Angie & Jeff Carpernter, Joseph Sortino, Nick Sortino, Rick Giraulo.

December 2, 2024 meeting was cancelled due to no agenda items.

A motion to recommend a member for the position of Vice-Chairperson of the Planning Board for 2025. This was not completed.

AGENDA

Special Use Permit **Eric Baetzhold**

3022 Brick Schoolhouse Road

Application of Eric Baetzhold, owner, Eric Baetzhold, seeking Special Use Permit to operate a business that offers horse therapy to veterans, first responders and their families free of charge through nonprofit Last Call. This is in the R-VL Zoning District. Tax account# 014.03-3-9.

Eric Baetzhold represented himself before the board. The original 38' x 90' metal barn was built in 1997. It is 121' from the east side of the barn to the side lot line. There are no records showing that area variances were granted. This building might be considered a pre- existing non-conforming building.

A drawing to scale will need to be provided.
J.P. Schepp also commented that the pond and the stream behind the dwelling is in the Federal Wetlands and will require a Conservation Corridor Development Permit.

A motion was made by Steve Lauth, seconded by Dave Martin, to send this application to the Zoning Board of Appeals for possible variances on January 21, 2025 at 7:00pm. The deadline for application is January 7, 2025 by 12 noon. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye, Ed Nelson aye. Motion carried.

AGENDA

Preliminary Multiple Lot Subdivision **North Coast Ventures LLC**

Hamlin Meadows, Section No. 4

Application of North Coast Ventures LLC, owner, Hamlin Meadows LLC, proposing to develop Section 4 of the existing Hamlin Meadows Subdivision to include 19 lots. This is in the SC Zoning District. Tax account# 021.03-03-008.004.

Rick Giraulo and Joe Sortino represented the applicant before the board. This new information is based on the 2008 Preliminary Plat. There will be no condos. The lots will be 19 individual lots. An HOA similar to the existing HOA for the previous development will be drawn up. This will include lawn mowing and snow plowing.

Chris Schlieter stated that this is not considered a Public Hearing. He also commented on the manhole barrel heights to be 1.5 feet high. With a 10" – 12" frame on top. Laterals to have the same profile area. Snow plow turnaround with a blow off in the turn around.

Jeanine Klopp has no issues with the project.

J.P. Schepp has minor comments that were described in the letter that was sent out. It is a preliminary plat that is all in line with the early plan on preliminary.

Maureen L. Werner wanted to confirm that this will stay in the S/C Zoning District for 55 & older. Controlling speed of vehicles is an issue if it was not to be in the S/C Zoning District.

A motion was made by Steve Lauth, seconded by, Sharon Steigerwald, to schedule a Public Hearing for February 3, 2025 at 7:00pm. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye, Ed Nelson aye. Motion carried.

AGENDA

Conservation Corridor Development Permit **Dan Doll**

6314 Shore Acres Drive

Application of Dan Doll, owner, Dan Doll, seeking Conservation Corridor Development Permit to remove a portion of the existing dwelling and rebuild an addition that is within 100 feet of Lake Ontario. This is in the S/R Zoning District, LWRP, and Coastal Erosion Hazard Area. Tax account# 008.45-1-28.1.

Dan Doll represented himself before the board. He is proposing to demolish a portion of the existing structure and rebuild a new addition that would contain 2 bedrooms and a bathroom.

This will require a side setback map improvement showing the location of the addition. This addition will also need to be designated as a moveable structure on the lot. A surveyor should be contacted for this portion of the application.

A motion was made by Dave Martin, seconded by, Steve Lauth, to schedule this application to the Zoning Board of Appeals for side setback verification on January 21, 2025 at 7:00pm. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye, Ed Nelson aye. Motion carried.

AGENDA

Conservation Corridor Development Permit **Jeffrey Carpenter**

5848 West Wautoma Beach Road

Application of Jeffrey Carpenter, owner, Jeffrey Carpenter, seeking Conservation Corridor Development Permit to install a generator within 100 feet of Lake Ontario. This is in the S/R Zoning District, LWRP, and Coastal Erosion Hazard Area. Tax account# 008.15-1-23.

Angie & Jeff Carpenter represented themselves before the board. As a practical difficulty, they would like to have a generator installed to aid in having electrical access.

A motion was made by James Nesbitt, seconded by, Steve Lauth, to designate the Application of Jeffrey Carpenter, owner, Jeffrey Carpenter, seeking Conservation Corridor Development Permit to install a generator within 100 feet of Lake Ontario as a Type II Neg Dec Action Under SEQR. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye, Ed Nelson aye. Motion carried.

A motion was made by James Nesbitt, seconded by, Steve Lauth, to grant the Application of Jeffrey Carpenter, owner, Jeffrey Carpenter, seeking Conservation Corridor Development Permit to install a generator within 100 feet of Lake Ontario. This is in the S/R Zoning District, LWRP, and Coastal Erosion Hazard Area. Tax account# 008.15-1-23. Members polled: Steve Lauth aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Steve Hitner aye, Sharon Steigerwald aye, Ed Nelson aye. Motion carried.

DISCUSSION

ADJOURNMENT

The next scheduled meeting of the Hamlin Planning Board will be held Monday, February 3, 2025 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is January 21, 2025 at 12 noon.