Hamlin Planning Board Minutes

Monday, February 3, 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.

Approval of the January 6, 2025 meeting minutes. A motion was made by James Nesbitt, seconded by, Steve Hitner, to approve the meeting minutes of January 6, 2025 Planning Board Minutes as recorded. Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

Present: Town Supervisor Steven Baase, Town Board Member Rick Wright, Town Board Laision Phil Hurlbut, Conservation Advisory Board member Jeanine Klopp, Town Attorney Maureen L. Werner, Planning Board Attorney Keith O'Toole, Town Engineer J.P. Schepp, Teri VonEsch, Mike Davis, Ursula Davis, Anthony Piano, Kaitlyn Piano, Doug & Dorothy Case, Sue Henion, Joseph Sortino, Anne Martin, Sherry Snyder, Linda Boyatzies, Joseph Kessler, Dennis Tubolino, Joann & Kevin Critchley, Marc Penfold, Ken Ezacion (sp).

PUBLIC HEARING

FINAL MULTIPLE LOT SUBDIVISION **NORTH COAST VENTURES, LLC**
HAMLIN MEADOWS SECTION #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 project before the board. Section #4 is proposed to have 19 lots. This will not have a condo association but will have a neighborhood HOA specific to these 19 lots. There will be a 25 foot front setback and a 5 ' side setback. A letter of credit will be required upon Planning Board approval. It will need an updated storm water permit in the new owner's name. The sidewalk will be on the south side of the street. The Monroe County Water Authority has approved the project. Generators will be allowed in the rear yards only.
Joe Sortino has been in the home building business for 41 years with developments in many other towns. He anticipates that the houses will be all of ranch style homes. The projected sq. ft. could run from 1200 sq. ft. – 1600 sq. ft. depending on the lot size. Street lights are required by the town. A question for the HOA could be if motorcycles, dirt bike, etc, would be allowed. There was a concern of ground water flowing onto sidewalks. They are designed to drain to the storm water area.

Terry VonEsch of 85 Beehler Lane as if the pond would be enlarged? The response from the representatives is it could be enlarged as needed.

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Joann Critchley of 5 Beehler Lane asked if there will be another entrance onto Route 19. The town does own property off Route 19 that could ne used as an Entrance/Exit as the project progresses.
Mr. Snyder of 84 Beehler Lane had the same concern. He stated that there will be 55 houses total once Section 4 is complete. There are 2 cars allowed per home. Could there be 1 entrance in and 1 exit out of the complex.
Joe Sortino added that they would like to start the development this spring.
Linda Boyatzies of 78 Beehler Lane asked that because the owners own the section 4 lots; will they be able to have fences? Also, there is now on the finished sections a stipulation in the existing HOA that dogs over 20 lbs. are not allowed. Would this be the same with Section #4? Joe Sortino stated that the new HOA has not yet been finalized but he will look into the size of dogs.
Mike Davis asked about the location of a generator. He mentioned a possible drainage issue with his current generator.

Joe Sortino & Rick Giraulo agreed that there is a catch basin that is 2 foot x 2 foot in size with a swale that usually drains within 24 hours. They also stated that the minimum lot width would be 65 feet and the lots are pie shaped.

Chairperson Chris Schlieter closed the Public Hearing.
J.P. Schepp added that the engineering concerns for the project have been addressed.
Chris Schlieter added that generators and HVAC will be in the rear yards.

A motion was made by Steve Lauth, seconded by, Sharon Steigerwald, to approve the 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. The following conditions will apply: AC and generator units will be placed in the rear yards for noise. There will be sod in the front yards with funds available for shrubs/landscaping. All residents shall be 55+. The homes will all be 1 story with 2-3 bedrooms. Members polled: Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

AGENDA

SPECIAL USE PERMIT **ANTHONY PIANO**
829 MOSCOW ROAD

Application of Anthony Piano, owner, Anthony Piano, seeking a Special Use Permit to operate his business named ADP Lawn Mowing & Property Maintenance, Inc. from a barn on the property he owns at 829 Moscow Road. This is in the R-VL Zoning District. Tax account# 005.02-001-003.2.

Anthony Piano represented himself before the board. This is a property that contains 2 houses and a barn. He owns a landscape business named ADP Property which has been in business since 2018. One of the previous owners had a special use permit for a welding shop.

Engineer J.P. Schepp commented that this is a non-traditional property. He asked if it was going to have outside storage for mulch, topsoil, stone, etc. The applicant will have to make sure there is sufficient storage for these items.

Attorney Keith 'Toole asked where the parking would be located.

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Anthony Piano stated that he runs the business May – October with 8 employees. He has 6 trucks, 5 trailers, 4 pick ups, 1 F450 with a dump-body. He is also proposing a new driveway access on Priem Road, which is a town road.

Sharon Steigerwald acknowledged the submittal of the Short EAF form.

Chris Schlieter is asking for a parking plan and a plan to include material height for the material storage to be located behind the existing barn. Please contact the Highway Department concerning the addition of a new driveway.

James Nesbitt stated that this is a good thing and that he is glad to see the property cleaned up.

Ed Nelson asked where the facilities will be located on the property? Anthony Piano stated that there will be no facilities on the property as the employees come to work and then leave with the work trucks and do not spend much time on site.

A motion was made by Chris Schlieter, seconded by, Steve Lauth, to designate the Application of Anthony Piano, owner, Anthony Piano, seeking a Special Use Permit to operate his business named ADP Lawn Mowing & Property Maintenance, Inc. from a barn on the property he owns at 829 Moscow Road as an Unlisted Action Under SEQR. This is in the R-VL Zoning District. Tax account# 005.02-001-003.2. Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

A motion was made by, Steve Lauth, seconded by, Dave Martin, to schedule a Public Hearing on March 3, 2025 at 7:00 pm for the Application of Anthony Piano, owner, Anthony Piano, seeking a Special Use Permit to operate his business named ADP Lawn Mowing & Property Maintenance, Inc. from a barn on the property he owns at 829 Moscow Road. This is in the R-VL Zoning District. Tax account# 005.02-001-003.2. The owner will supply the required additional information by February 18, 2025 by 12 noon. Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

AGENDA

COMMERCIAL SITE PLAN APPLICATION **ALI ALYAFAI**

1800 LAKE ROAD - TOPS PLAZA

Application of Ali Alyafai, owner, Four Points Property Management, is proposing to rent a storefront located at 1800 Lake Road. He is proposing to operate a Tobacco, Smoke and Vape Shop. The business shall be used solely for the purpose of tobacco sales and other products related to the same. There will be no sale of marijuana products or illicit substances not allowable by both local and federal law. A sign permit will be applied for at a later date. This is in the C-GB Zoning District. Tax account# 021.03-3-23.1.

Architect Ken Bracker represented the applicant before the board. The EAF form has been submitted. There will be no exterior construction. A sign will be applied for at a later date.

Engineer J.P. Schepp had no engineering concerns. The parking is ample per the Tops Plaza Parking Plan.

Attorney Keith O'Toole added that there should be a condition that there will be no cannabis sold or have any on-site use at the location as the town has opted out.

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Sharon Steigerwald added that only the following will be sold at the location, cigars, cigarettes, tobacco bags, papers, zero nicotine and menthol items. This was acknowledged by the owner.

Steve Lauth had no concerns.

Dave Martin added that the 1st smoke shop in Hamlin is no longer in business. The applicant stated that all who enter will be ID's. James Nesbitt added that Tops is where his wife purchases groceries and they would not like to see empty wrappers and packaging. The age limit for tobacco products is 21.

Ed Nelson asked if there would be CBD or gummies sold on the premises. The applicant responded no, none of that.

Rick Wright of Huntington Parkway and also a Town Board member is concerned of the traffic at the plaza.

Chris Schlieter stated that Tops does not tobacco at all. The lease agreement must be submitted to the board.

Town Board Liaison Phil Hurlbutt asked if the applicant had other locations in the area. The applicant responded, Norwich. He does have partners.

A motion was made by, Steve Lauth, seconded by, Ed Nelson, to schedule a Public Hearing to be held on March 3, 2025 at 7:00pm for the Application of Ali Alyafai, owner, Four Points Property Management, is proposing to rent a storefront located at 1800 Lake Road. He is proposing to operate a Tobacco, Smoke and Vape Shop. The business shall be used solely for the purpose of tobacco sales and other products related to the same. There will be no sale of marijuana products or illicit substances not allowable by both local and federal law. A sign permit will be applied for at a later date. This is in the C-GB Zoning District. Tax account# 021.03-3-23.1. A copy of the lease agreement will need to be provided by February 15, 2025 by 12 noon to the building clerk. Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

AGENDA

COMMERCIAL SITE PLAN APPLICATION **JOHN SAVAGE – LIFE SAVER APPLIANCE**
1800 LAKE ROAD – TOPS PLAZA

Application of John Savage of Life Saver Appliance, owner, Four Points Property Management, is proposing to rent a storefront located at 1800 Lake Road. He is proposing to operate a business for the retail sales of appliances. A sign permit will be applied for at a later date. This is in the C-GB Zoning District. Tax account# 021.03-3-23.1.

Architect Kan Bracker represented the applicant before the board. He is proposing to add a new/used appliance store to the south end of the plaza. The location will be next to the proposed Tobacco Store. A sign will be needed.

Engineer J.P. Schepp stated that this is the same as others in the pre-determined plaza.

Attorney Keith O'Toole had no concerns.

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Building Inspector Cheryl Pacelli had no concerns.

Sharon Steigerwald asked for clarification on what will be sold at the store location. Applicant John Savage responded with, new and used appliances. All will have warranties and the option of service to those appliances sold. There will be 1 employee; a college student.

Steve Lauth had no concerns.

Dave Martin had no concerns.

Chris Schlieter asked about deliveries. The applicant responded that yes, he will make deliveries. All old items will be taken off site.

Ed Nelson had no concerns.

Steve Hitner asked if the applicant was an appliance dealer. Applicant John Savage responded that he does no repairs and has no license. All items are refurbished.

A motion was made by, Dave Martin, seconded by Ed Nelson, to schedule a Public Hearing on March 3, 2025 at 7:00pm for the Application of John Savage of Life Saver Appliance, owner, Four Points Property Management, is proposing to rent a storefront located at 1800 Lake Road. He is proposing to operate a business for the retail sales of appliances. A sign permit will be applied for at a later date. This is in the C-GB Zoning District. Tax account# 021.03-3-23.1. Members polled: Steve Lauth aye, Sharon Steigerwald aye, Dave Martin aye, Chris Schlieter aye, James Nesbitt aye, Ed Nelson aye, Steve Hitner aye. Motion carried.

DISCUSSION

Town Board liasion Phil Hurlbutt reported that the rough draft of the Farmland Protection Plan should be ready soon. There will be a meeting of the steering committee held on Tuesday, February 18, 2025 at the town hall.

ADJOURNMENT

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

Minutes Respectfully Submitted by,

Cheryl J. Pacellii

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Clerk to the Planning Board

The next scheduled meeting of the Hamlin Planning Board will be held Monday, March 3, 2025 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is February 18, 2025 at 12 noon.

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