

Hamlin Planning Board Agenda

Monday, March 3, 2025

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

Approval of the February 3, 2025 meeting minutes.

PUBLIC HEARING

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

PUBLIC HEARING

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.

PUBLIC HEARING

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.

PUBLIC HEARING CONTINUATION

UPDATED SITE PLAN AMENDMENT APPROVAL

**THOMAS MATTLE
HIDDEN PINES SECTION 3**

Application of Thomas Mattle, owner, Thomas Mattle, seeking amended site plan approval for Hidden Pines Section 3 located at 1931 Lake Road. This is in the R-L Zoning District. Tax account# 029.01-2-16.1, 029.010-1-005.111.

AGENDA**COMMERCIAL SITE PLAN APPLICATION****DAVID FREDA****NUTS CORNERS 328 LAKE ROAD EAST FORK**

Application of David Freda, owners, Frank & Pamela Mastrodonato, seeking a Commercial Site Plan Approval to re-open the existing Nuts Corners restaurant to be known as Jailhouse Rock Bar & Grill at Nuts Corners located at 328 Lake Road East Fork. This is in the C-NB Zoning District. Tax account # 006.04-2-23.

AGENDA**RESIDENTIAL SKETCH PLAN****DAN WENCEK****7548 SANDY HARBOR DRIVE**

Application of Dan Wencek, owner, Richard & Tammy Hamlin, seeking to add a sewer connection to an existing garage and add a bathroom and a playroom for grandkids across from the existing dwelling. This is in the S/R Zoning District. Tax account# 006.08-1-31.

DISCUSSION**ADJOURNMENT**

The next scheduled meeting of the Hamlin Planning Board will be held Monday, April 7, 2025 at the Hamlin Town Hall located at 1658 Lake Road, Hamlin. The deadline for all applications and fees is March 18, 2025 at 12 noon.